



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 13, 2005 **David Gebhard Public Meeting Room** **630 Garden Street** **1:32 P.M.**

COMMISSION MEMBERS:

- ANTHONY SPANN, Chair, Present
- VADIM HSU, Vice-Chair, Present at 1:38 p.m., left at 1:41 p.m., returned at 1:44 p.m., left at 4:29 p.m., returned at 4:39 p.m.
- STEVE HAUSZ, Present at 2:46 p.m., left at 4:49 p.m., returned at 5:00 p.m.
- WILLIAM LA VOIE, Present
- ALEX PUJO, Absent
- CAREN RAGER, Present
- PHILIP SUDING, Present, left at 4:25 p.m., returned at 4:39 p.m.
- FERMINA MURRAY, Present, left at 2:11 p.m., returned at 2:28 p.m.
- SUSETTE NAYLOR, Present
- DR. MICHAEL GLASSOW, Absent
- ROGER HORTON, Absent
- WILLIAM MAHAN, Absent

ADVISORY MEMBER:

CITY COUNCIL LIAISON:

PLANNING COMMISSION LIAISON:

- STAFF:** JAIME LIMÓN, Design Review Supervisor, Present at 1:57 p.m., left at 2:17 p.m., returned at 3:49 p.m., left at 3:51 p.m.
- JAKE JACOBUS, Urban Historian, Present
- SUSAN GANTZ, Planning Technician I, Present
- BARBARA WALSH, Recording Secretary, Present

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.

** 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 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 April 8, 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 30, 2005:

Staff Comment: Susan Gantz, Planning Technician I, stated the motion for Item No. 11, 219 Equestrian Avenue, was invalid due to a lack of quorum.

Staff Comment: Jaime Limón, Senior Planner, stated that the applicant was advised that the motion should not have been taken due to a loss of quorum, that the minutes of the March 30, 2005 meeting will have to be corrected to state the motion was not valid; and that the Historic Landmarks Commission has the ability, at the concept level to reconsider or clarify previous comments. Mr. Limón also stated that the final records of the motion would indicate an invalid motion had been made.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of March 30, 2005, with corrections.

Action: Suding/Rager, 4/0/2. Chair Spann and Commissioner La Voie abstained.

Motion: Re-open the minutes of the Historic Landmarks Commission meeting of March 30, 2005.

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

Motion: Approval of changes to Item No. 11, 219 Equestrian Avenue from March 30, 2005 as follows:

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: Suding/Rager, 4/0/2. Chair Spann and Commissioner La Voie abstentions remain.

C. Consent Calendar:

Chair Spann requested clarification from the Commission regarding discussion for 601 Chapala Street.

Staff Comment: Jaime Limón, Senior Planner, was directed by Chair Spann to review previous minutes to assure there are no discrepancies between the previous motions and the Chapala Street Guidelines.

Motion: Ratify the Consent Calendar as reviewed by Anthony Spann, except for Item A, which was reviewed by Philip Suding.

Action: La Voie/Suding, 6/0/0.

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

1. Ms. Gantz announced the following:

- a) Commissioner Pujo will be absent from the meeting.
- b) Commissioner Hausz will be attending the meeting at approximately 2:30 p.m.
- c) Item No. 8, 1900 Lasuen, has been postponed two weeks at the applicant's request.

d) Item No. 13, 117 W. De La Guerra Street, has been postponed indefinitely at Staff's request.

Motion: To postpone Item No. 8 two weeks and postpone Item No. 13 indefinitely.

Action: La Voie/Suding, 6/0/0.

e) The joint Park and Recreation Commission meeting and the Historic Landmarks Commission will be held on April 27, 2005, at 5:30 p.m. at Council Chambers.

2. Commissioner Murray announced she will step down from Item No. 5, 124 Los Aguajes Avenue.

3. The Commission commended Susan Gantz and Barbara Walsh on their excellent and outstanding effort and competency in preparation of the meetings and the completion of minutes and agendas.

E. Subcommittee Reports:

No subcommittee reports.

F. Possible Ordinance Violations:

Commissioner La Voie reported on the porch, deck, and column under construction at 1920 State Street, the Orange Tree Motel.

ARCHAEOLOGY REPORT

1. **533 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-222-003

Application Number: MST2004-00264

Owner: Gonzalez Family Trust

Architect: Jose Esparza

(Proposal to demolish two, one-story single-family residences. The proposal includes the construction of two new buildings with five, two- and three-story apartments. The project will result in two, one-bedroom apartments, two, two-bedroom apartments, and one, three-bedroom apartment. The five apartments will total 8,802 square feet on an 11,418 square foot lot. The proposal also includes the construction of three, two-car garages, two, one-car garages, and one uncovered parking space.)

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

(1:51)

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

Motion: The Commission accepts the report as submitted.

Action: La Voie/Naylor, 7/0/0.

ARCHAEOLOGY REPORT**2. 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.)

(Review of Phase I Archaeological Resources Report prepared by Stone Archaeological Consulting and Extended Phase I Archaeological Resources Report prepared by Macfarlane Archaeological Consultants.)

(1:52)

Staff Comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the two reports. The extended Phase I report entailed subsurface investigation and he agrees with the conclusions and recommendations in that report. In light of the possibility of early historic features to be present on the property, careful monitoring during earth-moving ought to take place, and the monitor must be capable of undertaking an expansion of the extended Phase I investigation, should any prospect of an historic feature be encountered during earth-moving. Further extended Phase I investigation may require removal of soil over relatively large areas, using shovels or heavy equipment, to determine the extent of features that may be discovered. It is important to recognize that highly significant historic resources may exist on the property.

Motion: The Commission accepts the report with Dr. Glassow's conditions.
 Action: La Voie/Hsu, 7/0/0.

ARCHAEOLOGY REPORT**3. 625 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-123-005
 Application Number: MST2004-00721
 Owner: Jaime Flores
 Applicant: Karl Eberhard
 Owner: Sid Carrera

(This is a Structure of Merit. Proposal to add the following to Chad's Restaurant: a 291 square foot storage area, an 894 square foot bar area and a 113 square foot restroom to the existing 1,935 square foot restaurant and to abate the violations outlined in ENF2004-00484 and ENF2004-00529. The project also includes reconfiguring the parking and expanding the outdoor seating. Two parcels (037-123-005 & 037-123-017) would be merged as part of the project.)

(Review of Phase I Archaeological Resources Report prepared by Macfarlane Archaeological Associates.)

(1:53)

Staff Comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations that an Extended Phase I Report is recommended after the existing pavement is removed.

Motion: The Commission accepts the report with Dr. Glassow's comments.
 Action: Rager/Naylor, 7/0/0.

ARCHAEOLOGY REPORT**4. 1776 EUCALYPTUS HILL RD**

A-2 Zone

Assessor's Parcel Number: 015-161-054
 Application Number: MST2002-00614
 Owner: Rick Jeffery
 Applicant: Rick Jeffrey
 Agent: Carol Gross

(Proposal for two-lot subdivision of a 4.12 acre lot with an existing single-family residence.)

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

(1:54)

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

Motion: The Commission accepts the report with Dr. Glassow's comments.

Action: La Voie/Naylor, 7/0/0.

ITEM NO. 5 WAS HEARD OUT OF ORDER.**HISTORIC STRUCTURES REPORT****5. 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.)

(Continued review of Historic Structures/Sites Report prepared by Fermina B. Murray.)

(2:11)

Fermina Murray, Agent; Peter Ehlen, Architect; and Mark Edwards, Owner, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that the Historic Landmarks Commission (HLC) will be reviewing a revised report that will include the following changes: 1. Page 32: the text will stay the same except the page break has changed. 2. Page 33: Add a new required mitigation measure number 10 to read, "If the existing house is fully demolished, the architecture of the new construction should be compatible and harmonious with the buildings of the West Beach neighborhood in both massing and architectural style." 3. Page 34: A new paragraph has been added to read, "Which ever option is chosen, the architecture of the new construction should be compatible with the existing house and the predominant Spanish Colonial Revival style buildings of the West Beach neighborhood in both massing and architectural style." Mr. Jacobus stated Staff agrees with the conclusions and recommendations in the report and recommends the HLC accept the report.

Motion: The Commission accepts the revised report as submitted.

Action: Suding/Hsu, 4/1/2. Murray stepped down. Spann and La Voie abstained.

ITEM NO. 6 WAS HEARD OUT OF ORDER.**HISTORIC STRUCTURES REPORT****6. 0-800 E CABRILLO**

P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-0RW
 Application Number: MST2004-00806
 Owner: City of Santa Barbara
 Agent: Marck Aguilar

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Review of a preliminary Conceptual Design Guidance Report prepared by Post/Hazeltine Associates. Historic Structures/Sites Report will be submitted at a later date.)

(1:55)

Marck Aguilar, City of Santa Barbara Redevelopment Agency; Pamela Post and Tim Hazeltine, Architects, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Marck Aguilar will be addressing the Historic Landmarks Commission regarding the Preliminary Conceptual Design Guidelines and that a full Historic Structures/Site Report will be submitted at a later date.

Motion: The Commission accepts the Design Guidelines as submitted.

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

DISCUSSION ITEM - Airline Terminal Improvement Project.**(2:28)**

Laurie Owens, Airport Project Planner; Owen Thomas, Airport Engineer; and Nabil Jammal, URS Corporation, present.

Ms. Owens presented an update on the progress of the Airline Terminal Program and requested the Historic Landmarks Commission (HLC) review the key issue policy statements and recommend their adoption to the City Council. Ms. Owens discussed the adoption of the Aviation Facilities Plan, workshops previously held, and key issues that are currently under discussion which include: 1) One-story vs. two-story terminal. 2) Passenger loading options. 3) Shifting the location of the historic terminal. 4) Utilizing green building techniques, and 5) To the extent possible, maintaining the Santa Barbara airport experience at the terminal. Ms. Owens stated that the Airport staff has been working with multiple project stakeholders and other interested parties in obtaining feedback and will continue to meet with these parties throughout the development of the project. Ms. Owens also stated the project was reviewed by the Architectural Board of Review, which was generally supportive of the proposal, and that the project will be considered by the Planning Commission and the Airport Commission and will then proceed to the City Council for adoption of the policy statements. Ms. Owens concluded by saying Airport Staff will continue to work with the subcommittee throughout the summer to develop the program criteria document and is planning to return to the HLC in September, 2005, for review of the document.

Mr. Jammal gave an overview of the preliminary plans of the project, including plans for the existing historical terminal and proposals for the new terminal, taxi lanes, artwork, glass loading bridges, and parking.

The Commission either individually or collectively had the following comments, recommendations, and/or questions:

1. Asked if there will be an expanded Historic Structures Sites Report.
2. Suggested adding wording to Exhibit A, Key Issues Draft Policy Statements, One story vs. Two-Story to state, "the architecture of the new structures be compatible with the architecture of the historic terminal" and can be accomplished with good design.
3. Thought that the project could reflect a functional, "state of the art" and "modern" design in addition to joining, to the fullest extent possible, the Spanish design that makes Santa Barbara unique.
4. Recommended adding language regarding landscaping plants that are native to Santa Barbara to the policy statement regarding "the Santa Barbara Airport Experience."

5. Thought that the existing historical terminal could possibly stand alone.
6. Thought that the scale of the project should be compatible with the Santa Barbara scale but that a third story could be accomplished with proper design that would reflect the character of a smaller building.
7. Stated that the HLC is looking for design criteria that will "marry" the old and the new.
8. Would like to see the airport terminal infused with a gentle response to the climate and the care of the human being.
9. Encouraged the architects and the Airport Commission to be "courageous" in finding and borrowing from around the world, new designs and materials that are compatible with Santa Barbara.
10. Suggested presenting to the various Boards and Commissions the Albuquerque, New Mexico airport design, as a good example, which incorporates the character of the area with the design of the building.

Mr. Thomas stated that they are currently working with a firm to generate an updated Historic Structures Sites Report and will be returning to the HLC for review of the report.

Mr. Jammal discussed the possibility of glass loading bridges, which are currently being used in Europe, and will be talking with the Fire Marshal regarding that possibility.

- Motion: Continued indefinitely to the City Council with the following comments: 1) Add language regarding appropriate landscaping to the "Santa Barbara Airport Experience" section of the policy statement.
2) Be courageous in achieving a design that "marries" the old with the functionality of the new.
- Action: Suding/La Voie, 7/0/1. Hausz abstained.

DISCUSSION ITEM - Proposed new recycling/trash container for El Pueblo Viejo District.

(3:08)

Karen Gumtow, Solid Waste Specialist, City of Santa Barbara; Steven McIntosh, Environmental Services Supervisor, City of Santa Barbara Public Works; and Linda West, Designer and Welder, City of Santa Barbara, present.

Mr. McIntosh and Ms. Gumtow introduced a waste receptacle proposal that has been designed to hold both recyclables and trash which will be compatible with El Pueblo Viejo District and have a unified look that will be consistent with city streets. Two different versions were presented: 1) The Pueblo Viejo, and 2) The Pueblo Nuevo. Ms. Gumtow explained various problematic situations and advantages regarding each design, the cigarette butler design and placement, and the manufacturing costs. Ms. Gumtow requested the Historic Landmarks Commission make comments regarding the two designs.

Ms. West discussed the stainless steel material that is used in the design, which includes some brass as well.

The Commission either individually or collectively had the following comments, recommendations, and/or questions:

1. Asked what the cost of each container will be.
2. Asked about the dimensions.
3. Asked about capacity.
4. Asked about the height of the waste receptacle.
5. Suggested some minor modifications which included reducing scroll and decorative work and lowering the cigarette butler.
6. Was concerned with overflow.
7. Was concerned that the size of the openings may be too large.
8. Suggested using symbols instead of wording and adding symbols on the vertical surface for handicap readability.
9. Suggested making the bottom of the top receptacle less angled.
10. Commended the hard work and effort that has gone into the design and remarked that the model is an excellent example.
11. Suggested making the containers simpler by removing some of the scrollwork.

Ms. West explained that the containers may cost slightly more than previous containers designed due to the fact that each container is actually two containers, that the tubing size proposed is approximately 1-¼ inch to 1-½ inches, the thickness proposed is approximately 1/8 inch wall thickness, and that the height of the container has been made as low as possible.

Ms. Gumtow explained that she does not foresee a problem with overflow of bottles and cans due to "harvesting" by individuals and that the containers will be bolted to the ground for security and safety. Also, one of the advantages of the can is that the door will lock and "scrounging" will not be possible. She explained that the recyclables are at the top of the container and can be easily accessed.

Straw vote: How many Commissioners prefer using only symbols? 5/3.
How many Commissioners prefer using only letters? 3/5.

Motion: The Commission accepts the design as proposed with the following comments: 1) Explore the option of using graphics instead of words to differentiate between the recycle container, the waste container, and the cigarette butler container. 2) Simplify the scrollwork design. 3) It is acceptable to use the "Pueblo Nuevo" design in El Pueblo Viejo District.

Action: La Voie/Suding, 8/0/0

CONCEPT REVIEW - NEW

7. **306 W CABRILLO BLVD** HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-091-013
Application Number: MST2005-00187
Owner: Theodore Smyth
Applicant: Bob Pester
Architect: Bob Pester
Business Name: West Beach Inn

(Proposal to replace an (e) 2,101 square foot concrete swimming pool deck with a (n) 2,902 square foot swimming pool deck; add a 27 square foot entry portico; switch (e) swimming pool equipment room with (e) office (191 square foot remodel); extend (n) swimming pool equipment room by 18 square foot; add one guest parking space and (n) glass and plaster swimming pool enclosure; add 4'-0" high plaster privacy walls at two guest suites.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A COASTAL EXCLUSION, AND A MODIFICATION TO ENCROACH INTO THE FRONT YARD SETBACK.)

(3:38)

Bob Pester, Architect, present.

Motion: Continued two weeks with the following comments: 1) The project needs to be appropriate to El Pueblo Viejo District in scale and detail. 2) Restudy the pool enclosure, the entrance into the lobby, and the paving materials. 3) Privacy wall should also be a part of the plan. 4) A modification to encroach into the front yard setback would be supported.

Action: Hausz/Hsu, 8/0/0.

CONCEPT REVIEW - CONTINUED

8. **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.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #057-04.)

Postponed to April 27, 2005 at the applicant's request.

CONCEPT REVIEW - CONTINUED**9. 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.)

(4:00)

Barry Berkus, Architect, present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments: 1) The Commission supports the architectural design of the house and the size, bulk, and scale of the project. 2) The Commission supports the building height setback modification. 4) The Commission can support the garage doors.

Action: Hsu/Hausz, 5/3/0. Murray, Naylor and La Voie opposed.

CONCEPT REVIEW - NEW**10. 1201 ANACAPA ST**

C-2 Zone

Assessor's Parcel Number: 039-183-035
 Application Number: MST2005-00169
 Owner: 1201 Anacapa Partners
 Applicant: Phil Suding
 Architect: Rob Maday

(Proposal to enlarge an existing window opening to accommodate a new pair of double doors opening onto the Granada Garage Plaza Paseo. A 275 square foot accessible ramp, HVAC screening wall, trash enclosure, and new landscape planting is also proposed.)

(4:25)

Pete Ehlen, Architect; and Rob Maday, Architect, present.

Motion: Preliminary Approval of the project and an indefinite continuance to the Consent Calendar with the following conditions: 1) The wall to the left of the gate shall be adjusted to be 18 inches thick. 2) Eliminate one of the belly bands. 3) Restudy the grates and provide the detail of the iron work. 4) Add more wall mass above the grates.

Action: La Voie/Naylor, 6/0/1. Suding Stepped down. Hsu absent.

CONCEPT REVIEW - NEW**11. 836 ANACAPA ST**

C-2 Zone

Assessor's Parcel Number: 031-011-001
 Application Number: MST2005-00216
 Owner: USA
 Applicant: Bill Davis
 Business Name: Main Post office

(This is a Courtesy Review of a City Landmark. Proposal to replace existing non-ADA compliant entrance ramp, demolish and replace footings, flatwork and handrails.)

(4:39)

Robert Coles, Architect; Victor Suhr, Interested Party; and Bill Davis, Applicant, present.

Motion: Continued indefinitely with the following comments: 1) The ramp is acceptable. 2) Redesign the guard rail and hand rail for the stairs to be more compatible with the Art Deco elements of the building, specifically the entry doors, fixtures, and grilles.

Action: La Voie/Suding, 7/0/0.

CONCEPT REVIEW - NEW**12. 206 CASTILLO ST**

HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-031-016
 Application Number: MST2005-00217
 Owner: Harborside Inns of Santa Barbara
 Landscape Architect: Julio Veyna
 Applicant: Jeanette Webber

(Proposed building color change for the Colonial Beach Inn from "Colonial White" to a warm tannery earth tone for future redesign in the Monterey architectural style. The project also includes proposed temporary changes in window trim color (from "Colonial White" to "Arizona White") and door frame, door, and shutter color (from "Colonial White" to "Florida Palm Green"). Upon final approval of the change in architectural style (MST2005-00139), a final color proposal will be submitted under this application.)

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

(4:59)

Julio Veyna, Landscape Architect; Jeanette and Phillip Webber, Applicants; present.

Motion: Continued two weeks with the comments to study American colonial-style colors and add more landscaping as a point of attraction.

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

CONCEPT REVIEW - NEW**13. 117 W DE LA GUERRA ST**

C-2 Zone

Assessor's Parcel Number: 037-082-003
 Application Number: MST2005-00126
 Owner: John Dewilde
 Architect: Peikert Group Architects
 Architect: Ariane Risto

(Proposal to construct a mixed-use building composed of the following: commercial space of 2,000 square feet; nine residential condominium units to be located above the "podium" level garage. A portion of the existing facade at 115 W. De la Guerra Street will be preserved due to its historical importance. An historic structures report was previously reviewed and accepted by the Historic Landmarks Commission.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND DEVELOPMENT PLAN APPROVAL.)

Postponed indefinitely at Staff's request.

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 landscape and lighting details.)

Final Approval of the details as noted on the plans.

CONTINUED ITEM**B. 601 CHAPALA ST** C-2 Zone

Assessor's Parcel Number: 037-123-018
Application Number: MST2003-00834
Owner: Eleonora Hofmann
Architect: Doug Reeves
Business Name: Enterprise Rent a Car

(Proposal to demolish a 1,256 square foot commercial structure with a covered canopy and to construct a one-story 980 square foot retail/commercial building on an 8,980 square foot lot. This proposal also includes new electrical, landscaping and reworking of curb cuts and sidewalks.)

(Final Approval of public improvements for compliance with Chapala Street Design Guidelines)

Final Approval as submitted.

CONTINUED ITEM**C. 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.))

(Final Review of details.)

Postponed indefinitely at applicant's request.

NEW ITEM**D. 205 E CARRILLO ST**

C-2 Zone

Assessor's Parcel Number: 029-212-028
Application Number: MST2005-00218
Owner: Rinconada Partners
Architect: Cearnal Andrulaitis

(Proposed alterations to an existing 15,920 square foot commercial office building. This includes removal of existing exterior grilles and parking lot re-striping to comply with ADA requirements.)

Final Approval of the project with the following conditions: 1) The mirador shall not have wrought iron panels, but existing wood panels can be replaced (like for like), or restored. 2) All wrought iron posts are to be one and one-half inch square minimum. 3) Wrought iron guardrail bottom rail is to be dropped as low as possible and a one-inch clearance is preferred. 4) The exterior stair lower level handrail proportions are to be revised to match existing. 5) The landscaping is approved.

**** MEETING ADJOURNED AT 5:16 P.M. ****