



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 27, 2005

David Gebhard Public Meeting Room 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

- ANTHONY SPANN, Chair, Present, left at 5:52 p.m.  
 VADIM HSU, Vice-Chair, Present  
 STEVE HAUSZ, Present at 3:07 p.m.  
 WILLIAM LA VOIE, Present, left at 5:11 p.m.  
 ALEX PUJO, Present  
 CAREN RAGER, Present, left at 4:57 p.m., returned at 5:54 p.m.  
 PHILIP SUDING, Present, left at 3:20 p.m., returned at 3:21 p.m., left at 4:14 p.m., returned at 4:17 p.m., left at 4:57 p.m., returned at 5:06 p.m., left at 5:10 p.m.  
 FERMINA MURRAY, Present  
 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  
 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 April 22, 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 Commission 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 April 13, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 13, 2005, with corrections.

Action: Rager/Murray, 7/0/1. Pujo abstained.

## C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Vadim Hsu.

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

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

## 1. Ms. Gantz announced the following:

- a) Commissioner Hausz will be arriving late to the meeting.
- b) Commissioner La Voie will be leaving the meeting at approximately 5:10 p.m.
- c) Chair Spann and Commissioner Suding will be leaving the meeting at approximately 5:10 p.m. to attend the Park and Recreation Commission and Historic Landmarks Commission Cabrillo Sidewalk Replacement subcommittee meeting located at City Council Chambers in City Hall.
- d) Item No. 3, 101 Garden Street, has been postponed two weeks at the applicant's request.
- e) Item No. 10, 117 W. De la Guerra Street, will be heard in place of Item No. 3, 101 Garden Street.

Motion: To postpone Item No. 3, 101 Garden Street and hear Item No, 10, 117 W. De la Guerra out of order.

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

## 2. Caren Rager announced she will be stepping down from Item No. 9, 1214 State Street.

## 3. Jaime Limón, Senior Planner, announced the following:

- a) At the April 13, 2005 Historic Landmarks Commission (HLC) meeting, the HLC requested Staff verify the Chapala Street Guideline paving color. Mr. Limón stated that Staff has reviewed the prior minutes in question and confirmed the minutes do indicate the HLC specified the sandstone color was acceptable and was approved. Mr. Limón stated that an addendum can be added to the Guidelines if the HLC chooses to reconsider the issue. Mr. Limón also explained that there is current discussion regarding the implementation of the Guidelines due to questions regarding mid-block developments and intersection improvements and that the City Council has given direction regarding frontage improvements and standard requirements. Mr. Limón concluded that the Redevelopment Agency is not participating in the large projects and that any future discussion regarding this issue can be arranged.

Commissioner Suding responded that if the HLC is going to re-evaluate the color of the sidewalks and the paving, the HLC may want to consider that: a) Sandstone color paving can be ambiguous, b) the buff color can be quite varied and, c) gray concrete has less variation. Mr. Suding used the Hotel Andalucia as an example of a buff color that can fluctuate in color.

Commissioner Hsu responded that the HLC has reviewed the project and gave clear direction as to the decision of the Commission and that decision has been adopted in the Guidelines.

- b) That he and Jake Jacobus, are currently editing the Special Design District Guidelines draft for the Bungalow Haven area and will present the draft to the HLC for review at a future date. Mr. Limón also stated the City of Santa Barbara is planning to do an interim adoption of the Guidelines due to the extra time needed to convert the submittal into a different type of software program.
- c) Gave an update on the current status of the Council Agenda Report regarding Economic incentives for potential historic properties. A draft will be presented to the HLC in the near future.

E. Subcommittee Reports.

1. Commissioner Suding reported that he received a Park and Recreation Commission Staff report prepared by Billy Goodnick with regard to the Cabrillo Sidewalk Replacement project. He stated his concerns regarding the paving between the existing sidewalk and the curb as well as pedestrian site amenities. He expressed concern regarding the statement that the Park and Recreation Commission Staff cautions that adequate trash receptacles are a necessity and should not be limited strictly for aesthetic reasons and requested feedback from the HLC.

Staff Comment: Jaime Limón, Senior Planner, stated that the meeting is not a joint meeting but a Park and Recreation meeting that includes representatives from the Historic Landmarks Commission subcommittee attending.

Chair Spann stated that due to a possible lack of quorum at today's HLC meeting, he may not be able to attend the Park and Recreation Commission Cabrillo Sidewalk Replacement Program until after the HLC meeting is adjourned.

2. Commissioner Hsu reported that he has attended the last two Neighborhood Preservation Ordinance meetings, wherein strong opinions were expressed regarding Floor to Area Ratios formats, and economic hardships. Mr. Hsu stated that the final determination by the Steering Committee is pending discussion of details and expressed concern regarding low public attendance and participation.

F. Possible Ordinance Violations.

No violations reported.

(2:00)

**DISCUSSION ITEM**

Budget Update - Bettie Weiss, City Planner, Paul Casey, Community Development Director, and Michele De Cant, Administrative Analyst II, present.

Bettie Weiss, City Planner, presented an overview of the City of Santa Barbara's (City) financial plan, which included discussion regarding rising costs and related that the City is optimistic regarding future revenue. Ms. Weiss pointed out the current financial situation regarding the State of California, the impact on the City, and the proposed budget recommendation to the City Council. She also gave a brief overview of the current fee structure and related that the City is below normal in terms of processing fees and that the Historic Landmarks Commission (HLC) cost recovery is also below normal.

Additionally, Ms. Weiss discussed expenditures and revenue, staffing options, contracting assistance, upcoming positions with the City and the current situation regarding new hires. Ms. Weiss explained that the full financial plan is available for review in printed version at Santa Barbara City Hall Finance Department and is also available on the City's website ([www.santabarbaraca.gov](http://www.santabarbaraca.gov)).

Ms. Weiss concluded that there will be a Community Development Department proposed budget hearing held before Santa Barbara City Council on Monday, May 16, 2005, from 12:30 p.m. to 4:30 p.m.

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

1. Questioned how Staff arrived at the fee increase amounts.
2. Questioned if it would be beneficial to increase the four review meetings to five review meetings before the additional charge begins.
3. Recommended fee increases for larger size projects and suggested penalty fees for applicants that are not moving in a positive direction.
4. Thought that some applicants do proceed in the right direction and related that the HLC prefers to have extensive review of these more complex projects.
5. Suggested that the HLC adopt a new motion or format that directs the applicant to re-design if the project cannot proceed to the next design review level.
6. Questioned if the HLC has the ability to waive the fee.
7. Questioned if the supplemental review fees and the postponement rescheduling fees are currently being enforced.
8. Requested additional Staff support at the counter intake process in explaining HLC requirements and if necessary, directing the applicants to hire a professional architect to assist them.
9. Questioned the fee process for appeals.
10. Thought that fees should be charged for subcommittees; and suggested that small projects and final details be reviewed by a subcommittee.
11. Thought that appeals should not be subsidized to such a great degree as they are currently.

Ms. Weiss responded that fee increases are a result of comprehensive and in-depth, full fees and costs studies; and also are a result of comparison studies with other cities and agencies. The studies have shown that the City is well below the actual fee charges and subsidy recovery in relation to almost all other entities that were compared. Regarding the number of review meetings, the City is currently considering alternatives that will benefit the City, the applicants and the design review boards.

Also, Ms. Weiss responded the HLC does not have the ability to waive fees, that the City Council would have to adopt a resolution for any fee alterations, and that charges are handled at the administration level. Also, Ms. Weiss explained that the supplemental review fees and postponement rescheduling fees are currently being enforced and commented briefly regarding possible future subcommittees that would assist in the design review process.

### **ARCHAEOLOGY REPORT**

1. **1206 LIBERTY ST** R-3 Zone  
 Assessor's Parcel Number: 017-293-002  
 Application Number: MST2004-00513  
 Owner: Lopez Efrain  
 Architect: Armando Arias

(Proposal to demolish an existing 205 square foot one-car garage and construct an attached 471 square foot two-car garage with a 533 square foot residential unit above and extend the driveway to provide two additional uncovered parking spaces for an existing 632 square foot single family residence. The project will result in a 1,165 square foot single family residence with a one bedroom residential unit.)

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

**(1:58)**

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

Motion: The Commission accepts the report as submitted.  
 Action: La Voie/Naylor, 8/0/0.

**HISTORIC STRUCTURES REPORT****2. 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.)

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

**(1:58)**

Tim Hazeltine, Historical Consultant, present.

Staff Comment: Jake Jacobus stated that the report has concluded that for the purpose of California Environmental Quality Act (CEQA) review, the building is not considered to be an historic resource, and Staff agrees with the conclusion.

Motion: The Commission accepts the report as submitted.  
 Action: La Voie/Rager, 8/0/0.

**CONCEPT REVIEW - CONTINUED****3. 101 GARDEN**

HRC-2/SP-2/SD-3 Zone

Assessor's Parcel Number: 017-630-018  
 Application Number: MST2004-00134  
 Owner: Wright Partners  
 Agent: Suzanne Elledge Planning  
 Architect: Peikert Group Architects

(The proposal consists of demolition of all existing structures on the sites and construction of 119 residential condominiums and 12 apartment units on four lots, totaling 5.3 acres. The site at 101 Garden Street is within the boundaries of Specific Plan #2. The proposal consists of a range of unit types, mix and affordability levels. Please refer to lengthy project description letter.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL, TENTATIVE SUBDIVISION MAP, MODIFICATION, AND A COASTAL DEVELOPMENT PERMIT.)**

Postponed two weeks at the applicant's request.

**CONCEPT REVIEW - CONTINUED****4. 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

(The main building 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. Review of sidewalk alternatives. One alternative includes the addition of a new sidewalk along a portion of the eastern edge of the Riviera Campus.)**

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

Cameron Carey, Architect; Tom Donaldson, Architect; and Henry Lenny, Architect, present.

Staff Comment: Kathleen Kennedy, Assistant Planner, discussed three alternatives regarding the proposed sidewalk as follows: 1) 6' wide sidewalk, 4' parkway made of turf block, 3" sandstone curb. 2) 6' sidewalk, 3" sandstone curb, and no parkway. 3) Utilize the existing Riviera Park sidewalk, extend sidewalk to Lasuen intersection, provide crosswalk across Alvarado Place. Ms. Kennedy concluded with the Building and Safety requirements and requested the Historic Landmarks Commission give direction regarding preference.

Staff Comment: Jan Hubbell, Senior Planner, stated that currently, there is ongoing discussions with Staff regarding the necessity to provide a sidewalk to the nearest bus stop under the Americans with Disabilities Act (ADA) and the Fair Employment and Housing Act (FEHA) Ms. Hubbell pointed out that the alternatives recommended by the Riviera Association are not supported by Transportation Staff due to the mid-block crossing and Transportation would prefer an alternative that keeps the proposed sidewalk on the El Encanto side of the street. She acknowledged there are competing interests regarding safety concerns and issues and that both are valid in terms of the Fire Department and Transportation Staff. Ms. Hubbell explained various alternatives, preferences and options and stated the project will be heard at the Planning Commission on May 12, 2005, for substantial conformance determination discussion and will then possibly proceed to City Council for the appeal on June 14, 2005. Ms. Hubbell requested the HLC provide comments and state their position regarding the proposals and requested members be appointed to attend the May 12, 2005 Planning Commission meeting.

Commissioner Rager was appointed to attend the May 12, 2005 Planning Commission meeting with Commissioner Suding acting as the alternate.

In response to a question regarding the Master Plan, Ms. Hubbell answered that the Pedestrian Master Plan will be up for consideration at the City Council and in general, does support sidewalks; however, there is a recognition by the Planning Commission that some areas of town have a more rural feel and may not be appropriate for sidewalks.

Public comment opened at 3:16 p.m.

Brigitte Forssell, Riviera Association Board member, read a letter which stated the Riviera Association (the Association) is not in support of the Alvarado Place sidewalk nor the Lasuen sidewalk and the Association agrees that the narrowing of Alvarado Road from 30 feet to 20 feet is not in the best interests of residents, local businesses, and visitors due to the high fire hazard area. Additionally, the Fire Department does not support the project and the streets in the Riviera neighborhood are too narrow for sidewalks. Ms. Forssell concluded by reading that the Association is in support of a continuation of the existing sidewalk on the Riviera campus side of Alvarado Road and a crosswalk across Lasuen Road to the bus stop.

Ms. Forssell then stated there is heavy pedestrian traffic that does not currently use a sidewalk, which is preferred by most residents, and adding a sidewalk would take away from the feeling of the Riviera.

Public Comment closed at 3:24 p.m.

In response to a question about providing the walkway on-site, Mr. Carey stated they had explored this option and concluded that it would be very circuitous and would affect the historic lay-out of the site.

Staff Comment: Jake Jacobus, Urban Historian, stated that the on-site alternative would also require destruction of part of the historic wall.

During discussion, the commission stated that it does not support the proposal to install a sidewalk along Lasuen Road.

Motion: Continued to the Planning Commission with the following comments: 1) The Commission supports pedestrian access through the Riviera, but recognizes the existing and historic pedestrian access as being on the road bed itself; and as a characteristic of the neighborhood, there are, to a great extent, where few sidewalks exist. 2) The Commission does not want to see extensive sidewalks in the Riviera neighborhood because it is incompatible to the character of the neighborhood and the historic development. 3) The Commission proposes an investigation into perhaps relocating the bus stop as being the least intrusive solution. 4) The Commission supports the use of informal trails as an alternative means of pedestrian access, such as those that exist in Orpet Park, as an example. 5) The Commission was strongly against curb realignment that would create right angle intersections, particularly, at the northeast corner of Alvarado and Lasuen.

Action: La Voie/Suding, 9/0/0.

### CONCEPT REVIEW - CONTINUED

#### 5. **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.)

**(Second Concept Review.)**

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

**(3:45)**

Bob Pester, Architect and Applicant, present.

Motion: Continued two weeks with the following comments: 1) The project is moving in the right direction. 2) The Commission cannot support the existing wrought iron fence in front of the plastered wall. 3) Explore reducing the visual mass of the wall and simplifying the entry portal. 4) Return with landscape plans that meet pool enclosure requirements.

Action: Hausz/Hsu, 9/0/0.

**IN-PROGRESS REVIEW****6. 340 W CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 039-262-027  
 Application Number: MST2001-00831  
 Owner: George and Lena Dumas Trust  
 Architect: Timothy Boe  
 Business Name: USA Gasoline  
 Architect: Jeff Gorrell

(The proposed project involves the demolition of an existing 1,330 square foot gas station with three service bays, and construction of a 1,701 square foot gas station/mini-market (2,038 square feet gross) with a 1,728 square foot pump island canopy and six parking spaces at the corner of Carrillo and Castillo Streets.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 009-03.)**

**(3:58)**

Timothy Boe, Architect; and Jeff Gorrell, Architect, present.

Motion: Continued two weeks with the following comments: 1) The project is headed in the right direction; however, it should be restored to the Preliminary Approval design. 2) The Commission would prefer to see a simpler building with more proportionate elements. 3) The door should be a single door, which may be wider than three feet. 4) The arch should be more elliptical and the main elements should follow in proportion to that particular element. 5) The other detailing is generally acceptable. 6) It is the understanding of the Commission that the style should be in keeping with a 1920's style service station. 7) The color board is acceptable. 8) Provide details of the outdoor seating, trash cans, and planter pots. 9) Provide details of the simulated paving.

Action: Naylor/Hausz, 9/0/0.

**CONCEPT REVIEW - CONTINUED****7. 136 E DE LA GUERRA ST** C-2 Zone

Assessor's Parcel Number: 031-081-018  
 Application Number: MST2002-00587  
 Owner: County of Santa Barbara - C/O Robert Ooley  
 Architect: John Pitman  
 Applicant: Santa Barbara Historical Museum  
 Business Name: Santa Barbara Historical Museum

(This is a courtesy review to a building on the list of Potential Historic Resources. Proposal for 3,567 square feet of first-floor and 11,733 square feet of basement level additions to the Santa Barbara Historical Museum. The project involves 7,832 cubic yards of grading.)

**(Second Concept Review.)**

**(THIS IS A COUNTY-OWNED SITE. COURTESY REVIEW OF THE PROJECT FOR DESIGN REVIEW IS REQUESTED.)**

**(4:38)**

John Pitman, Architect; Leslie Hovey, President of the Santa Barbara Historical Society Board; and Martha Degasis, Landscape Architect, present.

Motion: The Commission denied the proposal as submitted.

Action: Hausz/La Voie, 9/0/0.

The Commission had the following additional comments regarding why the proposal was found unacceptable. 1) The construction of the basement storage area would prohibit the restoration of the fountain and trees in the patio and would constitute the loss of a significant character defining element of the original design of the museum-elements, which recapitulate the imagery of the early adobes and which are the inspiration of the "Hoyt" design. 2) The construction of

the south wing, which would close off the patio, divorces the visual connection and the relationship of the museum to actual adobes, which are another character defining feature of the museum design. 3) The proposed size, bulk, and scale of the south wing overwhelm the adjacent, admittedly relocated, adobes. This creates an unmitigated adverse impact on the setting of the adobes. 4) The Commission suggested that the proposed landscaping be simplified to be more in character with that extant at the museum and the adobes. 5) The Commission would support an expansion of the Museum to the west, acknowledging that a modification for parking would be required and supportable.

### **CONCEPT REVIEW - NEW**

#### **8. 2300 GARDEN ST**

E-1 Zone

Assessor's Parcel Number: 025-140-018  
 Application Number: MST2005-00241  
 Owner: John Poucher, Esq  
 Agent: Steve Yates  
 Architect: The Conceptual Motion Company  
 Contractor: Plant Construction Company  
 Business Name: San Roque School Garden St. Campus

(Seismic and safety upgrades to the Waldorf building, infirmary, bell tower, chapel, mezzanines, and shop buildings at the existing St. Anthony's Seminary High School campus including accessibility improvements, fire sprinklers, interior elevators, removal of hazardous and toxic materials, and underground trenching for utilities. Only very minor exterior changes are proposed.)

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

**(4:57)**

Thomas McMahon, Project Architect; Michael Stroh, Project Manager; and Steve Yates, Agent, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that the project as proposed appears to meet the Secretary of the Interior's Standards and therefore should not jeopardize the possibility of City or National Landmark Status. This issue will be fully addressed in the Letter Report, which is currently being prepared by Alex Cole.

Motion: Continued two weeks with the following comments: 1) Return with options on the exterior door as shown on sheet HLC006, detail 7, that meets the Secretary of the Interior's Standards. 2) Return with a focused Letter Report. Include study results that show impacts of the seismic renovation as they affect the exterior of the building in its entirety. 3) Size the proposed roof well to accurately fit the rooftop equipment. 4) The final approval will be dependent upon the preliminary approval for changes to the exterior of the building. The drawings are to exactly match what is accepted for preliminary approval. 5) Make the door hardware more traditional. 6) Restudy the handrail detail.

Action: Hsu/Pujo, 5/0/1. Rager stepped down.

**FINAL REVIEW**9. **1214 STATE ST**

C-2 Zone

Assessor's Parcel Number: 039-183-019  
 Application Number: MST2004-00005  
 Owner: Santa Barbara Center for Performing Arts  
 Architect: Phillips, Metsch, Sweeney & Moore  
 Business Name: Granada Theatre

(The proposed project involves rehabilitation of the Granada Theatre, including an addition of 13,360 square feet. Of the 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be utilized as the theater's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theater's second floor lobby area.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-04.)**

**(5:54)**

Steve Metsch, Project Architect; and Monisha Adnani, Project Manager, present.

Staff Comment: Jake Jacobus, Urban Historian, clarified the project is actually a rehabilitation, not a restoration.

Motion: Final Approval of the project and a two-week continuance to the Consent Calendar with the following comments and conditions: 1) The Commission clarified that the project is a rehabilitation and not a restoration. 2) The entrance doors and both the front and back marquees are not a part of the approval. 3) Provide details regarding the six, yet to be determined, exterior light fixtures. 4) The Commission suggested oil rubbed bronze display cases in place of other painted metals. 5) Provide details on the exterior door hardware. 6) Sheet A8.1: Restudy the thresholds to be bronze, if possible. 7) Sheet A8.3: Detail sheet metal parapet caps with a blind edge. 8) Restudy the use of backlit playbill cases to be more traditionally lit.

Action: Pujo/Hausz, 5/0/1. Rager stepped down.

**CONCEPT REVIEW - NEW**10. **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  
 Designer: 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.)**

**This item was taken out of order.**

**(2:33)**

Detlev Peikert, Architect; John Dewilde, Owner; and Ariane Risoto Designer, present.

Staff Comment: Renee Brooke, Project Planner stated a wall is not required around the outdoor living space unless it is located in the remaining yard, which would not apply in this circumstance.

Motion: Continued two weeks with the following comments: 1) The Commission appreciates the site plan layout which allows for tree wells which go to the ground. 2) The Commission appreciates saving the historical facade of the building. 3) Restudy the building height, whether it be at the penthouse level or the overall height of the building. Possibly reduce the height of the parking garage by depressing it into the ground or reducing the garage floor to ceiling height. 4) The architecture is acceptable.

Action: La Voie/Pujo, 8/0/0.

## CONSENT CALENDAR

### CONTINUED ITEM

A. **28 W CABRILLO BLVD & 1 STATE ST** HRC-1/R-4/SD-3 Zone  
 Assessor's Parcel Number: 033-102-002  
 Application Number: MST2004-00087  
 Owner: Beach Motel Partners  
 Architect: Lenvik & Minor Architects

(Proposal to add a new porte cochere of 390 square feet of roof coverage at the interior portion of an existing hotel campus. The proposed structure would match the existing front entry porte cochere in design, detail and color. Minor revisions to the planting strip and parking layout are also proposed.

**(Final Review is requested.)**

Final Approval of the project as submitted.

### FINAL REVIEW

B. **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.

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

Final Approval of the project as submitted with the following findings: 1) **Historic Resource Findings:** The project will not cause a substantial adverse change in the significance of an historical resource. 2) **Alterations to a City Landmark:** The exterior alterations are being made primarily for the purposes of enhancement of the Landmark.

**REVIEW AFTER FINAL****C. 633 E CABRILLO BLVD**

HRC-1/SP-1/SD-3 Zone

Assessor's Parcel Number: 017-680-013  
 Application Number: MST2004-00653  
 Owner: Fess Parker Doubletree Hotel  
 Architect: Henry Lenny

(Proposal to make revisions to the existing patio, awnings, new flooring, garden walls, exterior fireplace, fountain, new door to be replaced with window; new awning at pre-function entrance.)

**(Review After Final of reconfiguration of wall to save existing trees.)**

Final Approval of the Review After Final with the condition that the new patio paving shall be squared off as shown on the plan.

**NEW ITEM****D. 1914 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-382-023  
 Application Number: MST2005-00248  
 Owner: Robert Else and Ann Dundon  
 Architect: Designarc

(This is on the Potential Historic Resource List: "Kennedy House." Proposal to add a 95 square foot entry and a new 450 square foot patio with 200 square foot wood trellis to an existing 2,600 square foot single-family residence. Also proposed is to replace 600 square feet of concrete paving with the same amount of permeable paving and add 26 linear feet of new fence, all on a 15,015 square foot lot.

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

Continued indefinitely to the Modification Hearing officer with the following conditions: 1) The new french doors should have a four-light muntin breakup. 2) The west window on the new entry addition should match the existing second story windows in size and glass breakup. 3) Remove fascia from the trellis. 4) The trellis post and beam members should be a minimum of 8x8 construction. 5) Move the post and pilaster out of the setback. 6) The old water tower should be retained and no alterations should be made to the tower as part of this project.

**NEW ITEM****E. 820 STATE ST**

C-2 Zone

Assessor's Parcel Number: 037-052-024  
 Application Number: MST2005-00251  
 Owner: EPP Office Building, LLC  
 Applicant: Clay Aurell

(ABATE VIOLATIONS IN ENF2003-00895. Proposal to replace existing 36" box med. fan palm and install a new sago palm 36-42" box. Location is the same and all other plants to remain.)

Continued two weeks due to the applicant's absence.

**REVIEW AFTER FINAL**

F      **210 E FIGUEROA ST** R-O Zone

Assessor's Parcel Number:      029-212-029  
Application Number:              MST2002-00803  
Owner: Mark Cornwall  
Architect:              Everett Woody

(Revised proposal to construct a 9,077 square foot three-story residential building on an 8,904 square foot lot. Revisions to the previously approved project include the elimination of the commercial square footage, the addition of a fourth residential unit with eight covered parking spaces, and that the four residential units are now proposed to be condominiums. The existing 1,650 square foot, one-story commercial building is proposed to be demolished. Planning Commission approval of Tentative Subdivision Map and Modifications are requested.

**(Review After Final of minor roof change.)**

Final Approval of Review After Final as submitted.

**\*\* MEETING ADJOURNED AT 6:38 P.M. \*\***