



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 3, 2005

David Gebhard Public Meeting Room 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

ANTHONY SPANN, Chair, Present, left at 2:23 p.m., returned at 3:18 p.m.

VADIM HSU, Vice-Chair, Present at 1:38 p.m.

STEVE HAUSZ, Present at 1:35 p.m.

WILLIAM LA VOIE, Present

ALEX PUJO, Absent

CAREN RAGER, Present

PHILIP SUDING, Present

FERMINA MURRAY, Present

SUSETTE NAYLOR, Present

DR. MICHAEL GLASSOW, Absent

ROGER HORTON, Present

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

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p>Master Application &amp; Submittal Fee - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal &amp; each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

\*\* 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 July 29, 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 July 20, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of July 20, 2005, with corrections.

Action: La Voie/Naylor, 6/0/1. Murray abstained.

## C. Consent Calendar.

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

Action: Suding/Hausz, 7/0/0. Rager abstained from Item G, 2300 Garden Street.

## 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 today's meeting.

b) The next El Pueblo Viejo District Guidelines Subcommittee will be held in the David Gebhard Public Meeting Room at 10:00 a.m. on Wednesday, August 31, 2005. The previous meeting was cancelled.

c) The Highway 101 Operational Improvements Project Subcommittee will attend a series of meetings with CalTrans and the project architect in the David Gebhard Public Meeting Room beginning on Wednesday, August 17<sup>th</sup> from 9:00 a.m. to 11 a.m. and then continuing every other Tuesday through October 3<sup>rd</sup> from 9:00 am to 12:30 pm. The only date that they will not meet in the David Gebhard Public Meeting Room is September 13<sup>th</sup>, when they will meet in the Public Works Conference Room. The purpose of these meetings will be to discuss working drawings for the project. Commissioners Pujo and Suding will be attending these meetings.

2. Chair Spann reminded the Commission that the next meeting will be missing a substantial number of Commissioners due to vacation schedules. If there is any reason a Commissioner cannot attend the meeting, please contact Staff at the earliest possible time to assure there will be a quorum present.

## E. Subcommittee Reports.

Commissioner Hsu reported that he attended the recent Neighborhood Preservation Ordinance meeting whereas reports were given from the Green Building, Hillside Design Guideline, and Floor-to-Area Ratio Subcommittees, and various discussions regarding draft language and trigger mechanisms ensued.

## F. Possible Ordinance Violations.

No violations were reported.

**DISCUSSION ITEM****(1:41)**

Expansion and control joints at the Granada Garage – John Schoof, Principal Civil Engineer.

Mr. Schoof stated he is returning to the Historic Landmarks Commission at the request of the Parking Committee to discuss Granada Garage construction issues including the inclusion of expansion joints and control joints, aesthetics, possible water intrusion, and subsequent mold problems and health and safety issues. Mr. Schoof also discussed various alternatives available regarding reinforcements.

In response to a question posed by Staff, Mr. Schoof answered that the building cannot be built independently.

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

1. Asked if the control and expansion joints are metal or tooled and requested details.
2. Asked about the width of the control and expansion joints.
3. Suggested a plaster molding at the expansion joint locations around the building to conceal "cracking."
4. Suggested a "curtain wall" approach.
5. Suggested an expanded diamond lath.
6. Requested to return with expansion joint details.
7. Requested to return with an assessment of the priority of the different joints.
8. Suggested obtaining another opinion regarding the waterproofing.

The Commission reaffirmed its previous conclusion that it strongly opposes expansion joints, or the expression of expansion joints, on the outside of the building.

**ARCHAEOLOGY REPORT**

1. **500 FOWLER** A-F/SD-3 Zone  
 Assessor's Parcel Number: 073-450-003  
 Application Number: MST2003-00344  
 Owner: City of Santa Barbara  
 Applicant: Owen Thomas

(The project involves construction of two 1,000-foot long Runway Safety Areas (RSAs) and extension of Taxiway A and construction of new Taxiway M and other taxiway improvements at the City Airport. To construct RSAs, Runway 7-25 must be relocated 800 feet to the west and Carneros and Tecolotito Creeks must be rerouted.)

**(Review of Phase I Archaeological Resources Report prepared by Reid Farmer and Christine Hacking of URS Corporation.)**  
**(2:06)**

Reid Farmer, Senior Archaeologist, URS, present.

Staff Comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that site monitoring by a Chumash monitor and a Phase II Archaeological Resources Report is required. Additionally, if the Commission moves to accept this report, Staff would request a condition that the consulting company, URS, submit a revised page 7-2 to Staff reflecting what has been lined out on the copies distributed in the agenda packets.

Motion: The Commission accepts the report as submitted with the condition requested by Staff.  
 Action: Hausz/Suding, 8/0/0.

**ARCHAEOLOGY REPORT****2. 612 ALSTON RD**

A-2 Zone

Assessor's Parcel Number: 015-171-014  
Application Number: MST2005-00184  
Owner: Diane Norman

(Proposal for a three-lot subdivision. Existing lot 93,000 square feet. Proposed lots: 21,620 square feet; 25,515 square feet, and 45,865 square feet.)

**(Review of Archaeological Resources Report submitted by Larry A. Carbone of Western Points Archaeology.)**

**(2:08)**

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that the site field study and record searches indicate that no cultural resource materials are likely to be located in the project parcel area.

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

**ARCHAEOLOGY REPORT****3. 500 NINOS DR**

P-R/SD-3 Zone

Assessor's Parcel Number: 017-382-002  
Application Number: MST2000-00707  
Owner: City of Santa Barbara  
Architect: David Mendro  
Agent: Rich Block  
Agent: Tynan Group  
Business Name: Santa Barbara Zoo

(Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 7,374 square feet of building area (6,700 sq. ft. Community Priority and 674 sq. ft. Minor Addition).)

**(Review of Extended Phase I Cultural Resources Investigation submitted by Karen Rasmussen Foster, Ph.D., SAIC.)**

**(2:08)**

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations that the project would not result in significant impacts on historic resources and therefore no additional testing or monitoring is recommended.

Motion: The Commission accepts the report as submitted.  
Action: Hausz/Suding, 8/0/0.

**ARCHAEOLOGY REPORT****4. 709 WENTWORTH AVE**

R-3 Zone

Assessor's Parcel Number: 037-063-009  
 Application Number: MST2004-00526  
 Owner: Luigi Bonazzola  
 Designer: Cliff Hickman

(Proposal to demolish an existing 1,009 square foot single family residence and construct a two-story 3,529 square foot three unit condominium project with five attached garage spaces on a 6,250 square foot lot. A zoning modification is requested for the trash enclosure to encroach into the required rear and interior yard setbacks.)

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

**(2:08)**

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations that, because the potential for buried archaeological deposits is minimal, there is minimal risk of adverse impact to any cultural resource deposits.

Motion: The Commission accepts the report as submitted.  
 Action: Murray/Suding, 8/0/0.

**HISTORIC STRUCTURES REPORT****5. 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 site 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. This portion of the work is Phase I and includes buildings 11 ("Wishing Well"), 14 ("Twin Pines"), 15 ("Waterfall"), and 16 ("Geranium"). Review of additional phases will follow.)

**(Review of Addendum Report addressing Phase I prepared by Alexandra Cole. Final approval of Phase I was contingent upon acceptance of this addendum.)**

**(2:09)**

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated the Addendum is being submitted to the Commission out of sequence. The report address the four buildings, under "Phase-one," which were reviewed and approved by the Commission over the past two meetings. The report should have been submitted prior to or simultaneously with the Commission's review of phase-one of the project. The applicant will submit Historic Structure Report addendums for the future phases of the El Encanto project on or before submittal of the plans for the Commission's review. Mr. Jacobus added that Staff has reviewed the Addendum and agrees with the conclusions of the report.

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

**IN-PROGRESS REVIEW****6. 1900 LASUEN RD**

R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2005-00490  
 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. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

**(General overview of phasing for the entire project.)****(2:11)**

James Jones and Todd Langdon, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, made various comments regarding the project.

Motion: Continued indefinitely with the following comments: 1) The landscape boundary is to be incorporated into, and associated with, each phase of the plans to make it more clear as to what has been previously approved and what is currently under consideration. 2) Alvarado off-site improvements are to be indicated as Phase II. 3) Key notes are to be identified and clarified as part of the plan. 4) The pool and fitness area is a non-improved place holder and are not part of the approval. 5) The Historian's report is to be submitted for the Commission's review prior to the submittal of the Phase II improvements. 6) Locations of the transformers and associated utility structures are to be identified as part of Phase II.

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

**HISTORIC STRUCTURES REPORT****7. 116 CHAPALA ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-074-010  
 Application Number: MST2005-00180  
 Owner: Jerome and Gabrielle Boucher  
 Applicant: Harrison Design Associates  
 Agent: Harrison Design Associates

(This is on the City's Potential Historic Resources list. Proposal for a 529 square foot addition and relocation of the existing kitchen on an existing 1,090 square foot single-family residence.)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)****(2:23)**

Tim Hazeltine, Post/Hazeltine Associates; and Jerome and Gabrielle Boucher, Owners, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that, on Figure 5, the chimney is proposed to be clad in wood shingles that match the siding material, which are non-traditional and were developed in the 1960's and 1970's as a cheaper way to install a fireplace using a prefabricated fire box and metal flue. Mr. Jacobus added that brick masons who can actually build a brick fireplace and chimney are hard to locate. Mr. Jacobus recommended the chimney be clad in an alternate material such as wire lath and stucco to simulate masonry as an alternative.

Public comment opened at 2:26 p.m.

Kellem De Forest, local resident, asked if the building proposed is part of the outbuildings for the Potter Hotel and how, on the date of construction, it relates to the Potter Hotel.

Public comment closed at 2:27 p.m.

Motion: The Commission accepts the report as submitted with an amendment to the report in the advisory section that the Historian shall address the use of a masonry material in the chimney as opposed to wood shingles.

Action: La Voie/Hausz, 7/0/1. Spann stepped down.

### **CONCEPT REVIEW - NEW**

#### **8. 116 CHAPALA ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-074-010

Application Number: MST2005-00180

Owner: Jerome and Gabrielle Boucher

Applicant: Harrison Design Associates

Agent: Harrison Design Associates

(This is on the City's Potential Historic Resources list. Proposal for a 529 square foot addition and relocation of the existing kitchen on an existing 1,090 square foot single-family residence.)

**(PROJECT REQUIRES PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)**

**(2:30)**

Bernard Austin, Harrison Design; and Jerome and Gabrielle Boucher, Owners, present.

Public comment opened at 2:36 p.m.

Kellem De Forest, local resident, asked if the change in the position of the front door will result in a change to the garden.

Public comment closed at 2:36 p.m.

Staff comment: Jaime Limón, Senior Planner, stated the applicants will have to comply with the additional required open yard for the zone and that, at this time, the proposal does not require a modification.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) Restudy the chimney to have a masonry material and be proportionally scaled. 2) Reduce the porch in size and perhaps study changing that roof to a gable. 3) The columns should be a more traditional craftsman style. 4) The window trims should be more American Vernacular style and should be simplified and differentiated from the old part of the home. 5) The Commission feels that the "hyphen" is acceptable showing the differentiation of the new from the old.

Action: Murray/Suding, 7/0/1. Spann stepped down.

**THE COMMISSION RECESSED FROM 3:02 P.M. TO 3:18 P.M.**

**CONCEPT REVIEW - NEW****9. 400 & 500 BLOCK OF STATE STREET**

DUMMY Zone

Assessor's Parcel Number: 037-172-0RW  
 Application Number: MST2005-00507  
 Owner: City of Santa Barbara  
 Applicant: Brian Bosse, Red. Supervisor  
 Owner: Tom Williams

(Proposal to remove the existing tile sidewalks of the 400 and 500 blocks of State Street and replace with new brick sidewalks and improved landscaping. The project will carry the design theme of the 600-1200 blocks of State Street.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**(3:18)**

Bob Cunningham, Landscape Architect; and Mark Aguilar, Redevelopment Specialist, City of Santa Barbara, present.

Marshall Rose, Downtown Organization, stated the benches have become a significant issue and that, more than likely, there will be a formal appeal to City Council to remove some of the current benches. Mr. Rose added that this area is unique from the rest of the State Street with the highest number of clubs and sidewalk cafes that open onto the street. Mr. Rose stated the benches are good for the purpose designed; however, they are being used inappropriately and some store owners have requested that the benches be removed.

Public comment opened at 3:47 p.m.

Tom Williams, local business owner, stated that the 400 block is much different from the 500 block and there is less opportunity to have problems on the 400 block due to less room. Additionally, Mr. Williams stated the most people-friendly time is the evening, around Christmas time, which adds more light to the sidewalk. Light does not shine on the sidewalk and hopefully, the proposal will add more lighting.

Public Comment closed at 3:50 p.m.

Motion: Continued two weeks with the following comments: 1) The Commission would like to see less formality and more variation in the ground plane and plant palette. 2) Restudy the bench position to be more consistent with blocks up State Street.

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

**THE COMMISSION RECESSED FROM 3:52 P.M. TO 4:01 P.M.**

**FINAL REVIEW****10. 428 CHAPALA ST**

C-M Zone

Assessor's Parcel Number: 037-211-026  
 Application Number: MST2005-00079  
 Owner: Casa De Sevilla Partners, LP  
 Architect: DesignArc  
 Business Name: Casa De Sevilla

(Proposed 1,000 square foot dining patio including an additional restroom, masonry wall, fountain, bar, and fabric awnings for an existing restaurant.)

**(Final review of details and landscape plan.)**

Motion: Postpone indefinitely due to the applicant's absence.

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

**CONCEPT REVIEW - NEW**11. **518 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-173-046  
 Application Number: MST2005-00477  
 Owner: Charles and Georgetta Craviotto  
 Architect: Brian Cernal  
 Owner: Jim Craviotto

(Proposal to construct a new two-story mixed-use building with 3,420 square feet of commercial space on the first and second floor and three 500 square foot residential studios on the second floor. The proposal will require modifications for open yard area, density, and parking, as no parking is proposed.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A DEVELOPMENT PLAN, A MODIFICATION, AND BONUS DENSITY.)**

**(4:01)**

Brian Cernal, Architect, present.

Motion: Continued indefinitely with positive comments regarding the size, bulk, and scale and the appropriateness of the building and with the strong recommendation that public toilets and trash areas are to be integrated into the architecture at the rear of the building.

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

**PRELIMINARY REVIEW**12. **121 W DE LA GUERRA ST**

C-2 Zone

Assessor's Parcel Number: 037-082-002  
 Application Number: MST2004-00774  
 Owner: The Rametto Company  
 Applicant: Thomas Luria  
 Architect: Brian Cernal

(Proposal to demolish an existing 1,200 square foot office building and 65 car parking lot, and construct 14 residential condominium units (3 of which are affordable), a new 3,310 square foot office building and parking for 44 cars on a 22,500 square foot property.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 052-05.)**

**(4:09)**

Brian Cernal, Architect; and Laurie Ramano, Landscape Architect, present.

Staff comment: Renee Brooke, Case Planner, stated that there are no changes that would affect the Historic Landmarks Commission conditions.

Staff comment: Jake Jacobus, Urban Historian, stated if a building is on the Potential list, and the applicant is proposing demolition or substantial alteration, a Historic Structures Report (HSR) is required. If the HSR concludes that the building is considered a historic resource under California Environmental Quality Act, the Historic Landmarks Commission will be the reviewing body. If the building is found not historically significant, and design review is required, then the Architectural Board of Review will review the proposal.

Motion: Preliminary approval and a two week continuance for in-progress review and the comment to restudy the chimney terminations.

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

**THE COMMISSION RECESSED FROM 4:19 P.M. TO 4:21 P.M.**

**CONCEPT REVIEW - CONTINUED**13. **1903 STATE ST**

C-2 Zone

Assessor's Parcel Number: 025-371-012  
 Application Number: MST2005-00339  
 Designer: Ruben Carmona  
 Owner: Harrison Bull  
 Owner: John Crockett

(Proposal for interior alterations to construct a 680 square foot addition of new office space within an existing chapel building, remove existing painted glass window and construct a new bay window and balcony, and re-paint exterior of building. Also proposed is to allow the existing parking lot to revert back to the configuration approved in 1962 and add new parking spaces required for the addition.)

**(Fourth Concept Review. Action may be taken if sufficient information is provided.)**

**(4:21)**

Harrison Bull, Owner; Adam Zetter, Co-Owner; and Ruben Carmona, Designer, present.

Public comment opened at 4:30 p.m.

Kellem De Forest stated his hopes that the State Street facade can be toned down to fit more into the spirit of Santa Barbara.

Public comment closed at 4:31 p.m.

Motion: Preliminary approval of the windows and the landscaping plan and a four-week continuance for the final details to return with the following conditions: 1) The existing two-story columns along the State Street elevation are to remain unchanged. 2) The window changes throughout the building as proposed are approved. 3) Restudy the attic vent and the portico on the State Street elevation. 4) Reconsider the white color and re-submit to the Commission. 5) The proposed trees shall be *Tristinia conferta* (not *Tristinia* and *conferta* as symbols on plan indicate). 6) Return with window head jamb and sill details. 7) Return with accurate elevations that show the trim around the door.

Action: Hausz/Rager, 5/3/1. La Voie, Murray, and Hsu opposed. Pujo absent.

**CONSENT CALENDAR****FINAL REVIEW**A. **914 STATE ST RESTROOM**

C-2 Zone

Assessor's Parcel Number: 039-322-052  
 Application Number: MST2005-00400  
 Owner: City of Santa Barbara  
 Architect: Paul Poirier

(This is a revised project. Project scope has been reduced to eliminate the promenade deck, stairs, and State Street fountain. Proposal to construct new 350 square foot public restrooms.)

**(Final Approval of the project is requested.)**

Final approval of the project as submitted.

**NEW ITEM****B. 821 CORONEL ST** E-1 Zone

Assessor's Parcel Number: 035-243-013  
 Application Number: MST2005-00508  
 Owner: Jason Yardi  
 Owner: Adam & Julie Ross

(This is a City Landmark: Hunt-Stambach House. Proposal for as-built approval for a previously constructed redwood deck off the kitchen, a half-bathroom, an enclosed back porch, and a master bath addition. Also proposed is an exterior enhancement to the enclosed back porch and master bath windows. Alterations are proposed to the as-built additions to make them more compatible with the Landmark.)

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

Final approval of the project and the following Historic Resource Findings: the project will not cause a substantial adverse change in the significance of an historical resource.

**NEW ITEM****C. 21 W CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 039-321-002  
 Application Number: MST2005-00470  
 Owner: Frank, Harold R Trust  
 Applicant: Andrew Eastwood

(Proposal to replace existing awning material with "Pacific Blue" fabric on the front and rear elevations and repair the awning frames.)

Final approval of the project as submitted. The signs are not part of the approval

**REVIEW AFTER FINAL****D. 1345 STATE ST** C-2 Zone

Assessor's Parcel Number: 039-131-002  
 Application Number: MST2005-00003  
 Owner: Betty Howard, Trustee  
 Architect: Rodney Stone  
 Contractor: Sierra Pacific  
 Business Name: Fremont Investment

(Proposal to upgrade existing parking stalls to meet ADA requirements, remove existing window, add new door, tiled walkway, landscaping, and interior tenant improvements.)

**(Review After Final of exterior door, condenser unit, and trellis.)**

Final approval of the Review After Final as submitted.

**CONTINUED ITEM****E. 209 PASEO NUEVO** C-2 Zone

Assessor's Parcel Number: 037-400-002  
 Application Number: MST2005-00463  
 Owner: Redevelopment Agency/Santa Barbara  
 Business Name: Victoria's Secret  
 Agent: Glen Morris

(Proposal for a storefront remodel that includes an awning change in Paseo Nuevo.)

Postponed two weeks at the applicant's request.

**REVIEW AFTER FINAL****F. 416 STATE ST** C-M Zone

Assessor's Parcel Number: 037-212-023  
 Application Number: MST2004-00462  
 Owner: Kim and Cynthia Hughes  
 Architect: Sherry & Associates  
 Business Name: Sharkeez

(This is a revised project description: Proposal to relocate an as-built free-standing refrigeration unit to the rear of the existing building and review an as-built storage/office space converted from an existing carport. Project will also abate other zoning violations including un-permitted outdoor speakers, lighting, televisions, heaters, wall hangings/pictures, outdoor furniture, and broiler. Unapproved signage to be submitted and reviewed under a separate permit.)

**(Review After Final of details of cooler relocation and other items under enforcement cases ENF2001-00245 and ENF2004-00613.)**

Final approval of the Review After Final as submitted and the comment that the signs are not a part of the approval.

**REVIEW AFTER FINAL****G. 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 kitchen and cafeteria 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.)

**(Review After Final of utility enclosure and roof vents.)**

Final approval of the Review After Final with the following conditions: 1) The 15 gallon Eugenia hedge at utility enclosure shall be planted at 24" o.c. max. 2) Roof vents at restrooms shall be painted to match roof tile.

**NEW ITEM****H. 404 E ANAPAMU ST** R-3 Zone

Assessor's Parcel Number: 029-460-001  
 Application Number: MST2005-00505  
 Owner: Michael & Leslie Cornish  
 Applicant: Michael & Leslie Cornish

(Proposal to abate ENF2005-00634 and approve a replacement as-built deck and surround, with like materials. New surround is proposed to be lower in height.

Final approval of the project with the condition that fence shall be stained the same color as the house and fence cap shall match window trim color of house.

**FINAL REVIEW****I. 1035 STATE ST**

C-2 Zone

Assessor's Parcel Number: 039-281-032  
 Application Number: MST2005-00095  
 Owner: Howard Children Gift Trust  
 Business Name: Business First National Bank  
 Architect: Elisa Garcia  
 Contractor: Thomas Bortolazzo Construction

(Revised Project Description: This is on the Potential Historic Resources List. Proposal to install a new ATM with an awning and light fixture on the east elevation, reinstall a night depository at the front entrance, and move an existing planter on the State Street frontage a few feet to the north.)

**(Final review of the landscape plan.)**

Postponed two weeks at the applicant's request.

**FINAL REVIEW****J. 333 JUNIPERO PLAZA**

E-1 Zone

Assessor's Parcel Number: 025-261-003  
 Application Number: MST2003-00911  
 Owner: Roland & Mary Hanson  
 Architect: Kent Mixon  
 Landscape Architect: David Pfifer

(This is a City Landmark (Francisca de la Guerra Dibblee Residence). Proposal to convert an existing 520 square foot garage to storage use and construct a detached 440 square foot, two-car garage with an attached 150 square foot storage area on the east side of the house. The project also includes removing two sets of trellis and fruit trees on the west side of the house, the construction of a new 280 square foot master bath, a new door entry, and the reconfiguration of six courtyard openings on the south elevation. Additionally proposed is a 12 by 40 foot swimming pool, arbor, fountain, Zen garden, and new access to the upper garden. As part of the building construction, the existing plaster and brick substrate will be removed and replaced with dimensional framing and re-plastered to exactly match the existing condition.)

**(Final review of the landscape plan.)**

Final approval of the project with the following conditions: 1) The landscape upright wattage shall be reduced to 25 watts. 2) The exterior color selection is to return to the Consent Calendar. 3) The Consulting Historian is to: a) monitor the reconstruction to assure the details are the same as the existing measured details, b) analyze the paint color, and c) be present during cornice dismantling and reconstruction.

**\*\* MEETING ADJOURNED AT 5:00 P.M. \*\***