



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, November 9, 2005

David Gebhard Public Meeting Room: 630 Garden Street

1:33 P.M.

COMMISSION MEMBERS:

ANTHONY SPANN, Chair, Present.

VADIM HSU, Vice-Chair, Present at 1:48 p.m., left at 2:33 p.m., returned at 3:52 p.m.

STEVE HAUSZ, Present at 1:39 p.m., left at 4:46 p.m., returned at 5:22 p.m.

WILLIAM LA VOIE, Present. Left at 3:09 p.m., returned at 3:12 p.m., left at 4:46 p.m., returned at 5:22 p.m.

ALEX PUJO, Present.

CAREN RAGER, Absent.

PHILIP SUDING, Present. Left at 2:33 p.m., returned at 3:07 p.m., left at 5:44 p.m.

FERMINA MURRAY, Present.

SUSETTE NAYLOR, Present.

ADVISORY MEMBER:

DR. MICHAEL GLASSOW, Absent.

CITY COUNCIL LIAISON:

ROGER HORTON, Present. Left at 2:38 p.m.

PLANNING COMMISSION LIAISON:

WILLIAM MAHAN, Absent.

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)		
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 <u>folded plans</u> 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. Rough sketches 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 November 4, 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 October 26, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of October 26, 2005, with corrections.

Action: Murray/La Voie, 5/0/1. Pujo abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Anthony Spann except for item A, which was reviewed by Vadim Hsu.

Action: La Voie/Naylor, 6/0/0. Spann and Suding abstained on Item A.

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

1. Ms. Gantz announced the following:

- a) Commissioner Rager will be absent from today's meeting.
- b) Commissioner Hsu will be leaving today's meeting early.
- c) Commissioner Murray will be leaving today's meeting at approximately 5:00 p.m.
- d) Changes to the Agenda:
 1. The applicant for the project at 219 Equestrian Avenue, which was continued to today's Consent Calendar meeting, has requested an indefinite postponement.
 2. The applicant for the project at 432 State Street has requested a postponement to the November 30, 2005 meeting.
- e) The next HLC meeting date is November 30th. There will be no meeting on November 23rd due to Thanksgiving. Therefore, due to the holiday, the submission deadline for HLC review for the November 30th meeting has been moved up to 4:00 p.m. Thursday, November 17th. Signs have been posted at the Planning and Zoning Counter and upstairs at 630 Garden Street. The December HLC meeting dates are the 14th and 28th.
- f) The Park and Recreation Commission reviewed the sidewalk project in the 400-500 block of State Street and moved to accept the landscape plan with the exception of the even-numbered side of the 400 block of State Street, where the Commission requested a new recommendation for a tree of similar height or structure as the Tipuana tree.

2. Jake Jacobus announced the City Council unanimously approved Santa Barbara High School as a City of Santa Barbara Historical Landmark.

E. Subcommittee Reports.

Alex Pujo reported that he, Commissioner Suding, and Commissioner Hausz attended the Highway 101 joint Historic Landmarks Commission/Architectural Board of Review meeting wherein a motion for Preliminary Approval from the Architectural Board of Review was granted for the project.

F. Possible Ordinance Violations.

No violations reported.

THE COMMISSION RECESSED FROM 1:43 P.M. TO 1:44 P.M.**MISCELLANEOUS ACTION ITEM****(1:45)**

Chapala Street Design Guidelines – Paving Materials.

Jaime Limón, Senior Planner/Design Review Supervisor; Brian Bosse, Redevelopment Supervisor; Lou Lazarine, Redevelopment Specialist; Katie O'Reilly-Rogers, Landscape Architect; Steve Appleton, Peikert Group Architects; Leon Olsen, applicant; and Doug Reeves, applicant, present.

Mr. Limón presented new concrete paver materials for the Commission to consider.

Ms. O'Reilly-Rogers gave a detailed account of her extensive research into paver history, production, size, usage, colors and color variations, possible "cracking" and "lifting," and safety issues.

Mr. Appleton stated his concern regarding time and cost sharing and requested greater coordination and communication among the Redevelopment Agency, various stakeholders, Conceptual Motion, and Westside stakeholders, in addition to any other interested parties who are involved in order to come to a decision.

Mr. Reeves stated there have been numerous changes to plans due to indecision and requested that the driveways, corner ramping, curb, and other "weak points" be addressed as soon as possible. Mr. Reeves stated he is in favor of the smaller pavers and suggested a local supplier. Mr. Reeves thought that a gray grid in a diagonal pattern may be an option.

Mr. Olsen stated he is in favor of the warmer color and the smaller size pavers.

Mr. Bosse reminded the Commission of the extensive effort that has been invested in the decision-making process and offered his assistance to arrive at a solution. In response to questions from the Commission, Mr. Bosse explained that the original vision for Chapala Street was "enhancement" instead of attempting to make it "different" and that the option to use bricks was dismissed in the early conceptual phases and pavers were considered instead.

Discussion ensued regarding traffic boxes, plates, electrical drop-in boxes, cable boxes, and handicapped ramps.

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

1. Addressed the ASTM (American Society for Testing and Materials) issue and thought gray sidewalks is an acceptable solution.
2. Thought the diagonal grid was too elaborate.
3. Thought colored concrete would create color differences when repairs in sidewalks occurred.
4. Thought the Commission could agree either on 6 x 9 pavers or a poured sidewalk.
5. Thought smaller concrete pavers were not appropriate for El Pueblo Viejo Landmark District.
6. Thought the gray color an appropriate option for the pavers.
7. Could support the smaller cobble due to "warping" concerns, if continued as a problem.
8. Could not support any smaller module than a 12 x 12. and preferred 18 x 18.
9. Requested Staff verify if the 18 x 18 paver option is compatible with the Americans with Disabilities Act requirement due to the difficulty of "warping."
10. Thought the 6 x 9 cobble too rustic, but could support a smaller size than the 18 x 18 in the gray color.
11. Liked the texture of the "tumbled" edge and the "weathered" material instead of the "machined" edge.
12. Stated the wish to comply with ASTM Standards.
13. Thought a combination of the 12 x 12, the 6 x 9, and/or 6 x 12 pavers an ideal solution to accommodate all preferences.
14. Asked if an 8 x 12 paver is available in a tumbled edge.
15. Asked if a poured concrete sidewalk is an option and if Public Works could develop standards for replacement of gray concrete sidewalks.
16. Suggested all involved parties be notified and the discussion continued at a later date.
17. Stated there will always be a saw cut edge.
18. Stated there has been considerable time given and previous decisions made and did not wish to re-open the item.

19. Suggested considering a product that is already available and thought the smaller sizes might be acceptable if of the appropriate type and color.

Motion: Continued to the November 30, 2005 meeting.

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

DISCUSSION ITEM

1. **1221 ANACAPA ST**

C-2 Zone

Assessor's Parcel Number: 039-183-034
 Application Number: MST2003-00908
 Owner: City of Santa Barbara
 Applicant: John Schoof
 Architect: Henry Lenny
 Agent: Heather Horne

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada Theater building.)

(Discussion of door and window changes due to Title 24 Energy Regulations.)

(2:33)

Henry Lenny, Architect, present.

Continued to the November 30 meeting with the following comments: 1) The Commission can accept the Pella LoE window with 5/8" bronze colored spacer bars to be dual glazed in the doors and windows. 2) Rethink the wrought iron installation on the doors and windows and return to the Commission with alternative options. Note: The metal work should suggest a traditional iron grille, not as embellishment of the glass.

REVIEW AFTER FINAL

2. **1221 ANACAPA ST**

C-2 Zone

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 Application Number: MST2003-00908
 Owner: City of Santa Barbara
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(Review After Final of change to planter detail at the Paseo court adjacent to the Coffee Cat on Anacapa Street.)

(2:42)

Rob Dayton, City Transportation Planner; and Rob Maday, Suding Design, present.

Public comment opened at 2:46 p.m.

Kellem De Forest, local resident, asked if the project will be a Paseo and include a sitting area.

Public comment closed at 2:46 p.m.

Motion: Table the item.

Action: Hausz/Naylor, 5/0/1. Suding stepped down.

Applicant withdrew request for Review After Final.

HISTORIC STRUCTURES REPORT**3. 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.)

(Review of Historic Structures/Sites Report Addendum prepared by Alexandra Cole, Preservation Planning Associates.)

(3:00)

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones, Representative for the owners, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, read the concluding paragraph of the report into the record and stated Staff supports the opinion of the preparer.

Public comment opened at 3:02 p.m.

Kellem De Forest, local resident, asked if it has been determined if there is an original overall master plan and asked how the proposal fits in with the original architecture.

Public comment closed at 3:05 p.m.

Motion: The Commission accepted the report.
 Action: La Voie/Naylor, 6/0/0.

CONCEPT REVIEW - CONTINUED**4. 1900 LASUEN RD**

R-2/4.0/R-H Zone

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 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
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(Sixth Concept Review including pool studies, elevations for Unit 4, and Phasing Plan.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(3:07)

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones, Representative for the Owners, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, reminded the Commission that Staff is requesting additional phases be added to the proposal in order to better track the project as it proceeds.

Public comment opened at 3:19 p.m.

Kellem De Forest, local resident, asked if it is possible to turn the pool in order to have a vista down the path to the pool.

Public comment closed at 3:20 p.m.

Motion: Continued to the November 30th meeting with the following comments: 1) The Commission accepts the location of the pool on the site. 2) The Commission requests that the applicant redesign the stairs to the lower level in a more natural configuration. 3) Suggested adding a more natural edge to the moat. 4) Suggested studying the battered landscape to have a more natural transition from the pool to the lawn. 5) Incorporate a pool attendant enclosure. 6) The elevations for Unit 4 are acceptable as submitted. 7) The phasing plan will be submitted to Staff for comments before the next meeting.

Action: La Voie/Hausz, 6/1/0. Suding opposed.

CONCEPT REVIEW - NEW

5. 328 E CARRILLO ST

C-2 Zone

Assessor's Parcel Number: 029-301-006
 Application Number: MST2005-00616
 Owner: Investment 77, LLC
 Owner: John Franklin
 Applicant: Armando Arias
 Designer: Mark Johnson

(Proposal to demolish two existing wood frame buildings totaling 1,877 square feet at the rear of a commercial site and construct a new, 2,437 square foot, three-story mixed-use building with a ten-space, 3,206 square foot subterranean parking lot and 133 square foot mechanical room totaling 5,776 square feet. Twelve covered and four uncovered parking spaces will be provided. There will be 487 c.y. of cut exported off-site. An existing, 1,831 square foot one-story mixed-use building at the front of the lot is proposed to remain on this 12,132 square foot parcel.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(3:28)

Armando Arias, Applicant; and Mark Johnson, Designer, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that the demolished structure was not determined to be significant and therefore, there is no Historic Structures Report; however, an Archaeological Report may exist, which would be confidential due to the possibility of Native American artifacts at the site.

Public comment opened at 3:48 p.m.

Jill Sattler, fifth generation Santa Barbara resident and representative for the Sanford's, stated her gratitude to the Historic Landmarks Commission for careful thought and consideration regarding the proposal and explained the style of El Caserio, which has been compared in numerous articles as the "Greenwich Village" of Santa Barbara. Additionally, Ms. Sattler gave an historical overview of the "village" and requested the HLC consider the integrity of its charm and scale to honor all who have contributed to El Caserio, both past and present, and for future generations as well.

Tony Fischer, Attorney on behalf of El Caserio residents, stated his request that the architect for the project meet with the neighbors in order to discuss the plans and the impact of the proposal on the surrounding property. Additionally, it

should be considered that the proposed project is adjacent to a historic structure and he requested the integration of new buildings at the location be closely monitored. Mr. Fischer asked if the historic study done on the site discussed the impact on historic structures and mentioned his concern regarding the existing Oak tree, the blockage of views, and suggested story poles be erected at the construction site. In conclusion, Mr. Fischer stated his concern regarding the size of the proposal and requested the HLC conduct a site visit.

Meredith Abbott, resident, stated she thought the Historic Structures Report was confidential and unavailable to the public and stated her concern regarding the scale impact on privacy and the removal or disturbance of the existing Oak tree.

Wendy Foster, resident, was concerned with various actions of the applicant including removal of branches from the Oak tree. Ms. Foster requested the proposal be reduced to two stories, which would be more appropriate next to an historic building. Additionally, Ms. Foster suggested a residential set-back instead of wall-to-wall layout.

Robert Rheem, resident, stated his concern regarding the roof lines of the new development.

Sheila Enelow, resident, stated her concern regarding the size, bulk, and scale of the proposed project; the close proximity to her residence, and the noise levels.

Mary Dresser, resident of the landmarked house in El Caserio, stated the proposal threatens the aesthetic integrity of the community and may establish a precedent for future development.

Robert Peteler, resident, stated his concern that high concrete walls may be built as a result of the project.

Joan Roberts, resident, and representative for Peggy Collins, presented photographs showing the proposed project blocking her views, light, and air, and stated her opinion that the historic landmark area is "fragile."

Sarah Hall, resident, requested a computerized model be provided to show relationships, stated her concern the proposal will compromise privacy, suggested a two-story building instead of three-stories, and questioned the setbacks.

Kellem De Forest, resident, stated his concern regarding the size and bulk of the project, stated his view that the proposal is "overwhelming," and asked if the submittal is smaller than the previous submittal.

Pierre La Fond, resident, suggested the development be moved to the front towards the street, which would leave the back open and would not interfere with El Caserio.

Wayne Ashcraft, resident, stated his opposition to the proposed three story structure and his concern that the project may set a precedent in the neighborhood.

Public comment closed at 4:19 p.m.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, clarified that the City of Santa Barbara does not require that Historic Structures be open to the public.

Motion: Continued indefinitely with the following comments: 1) The project as submitted is not acceptable. 2) Establish a buffer zone to El Caserio neighborhood. 3) Work with the neighbors before the project returns to the Commission. 4) Add a substantial amount of landscape to the overall project. 5) Dramatically reduce the size, bulk, and scale, especially in areas of adjacent residences. 6) The Commission can support a parking modification if it is required to reduce the garage. 7) Return with more complete drawings including site sections, aerial photographs, a topographical survey, the relationship of the proposed project to adjacent buildings and structures, and an Arborist Report for the Oak tree and the on-site tree. 8) The Commission finds the architectural style acceptable, but the size and scale needs to be reduced.

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

IN-PROGRESS REVIEW**6. 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, Redevelopment Supervisor
 Architect: Bob Cunningham

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

(Third In-Progress Review.)

(4:41)

Brian Bosse, Redevelopment Supervisor; and Bob Cunningham, Architect, present.

Motion: Final approval as submitted with the condition that all the details shall match the same details as the 600-1200 block of State Street (to be verified by Staff).

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

CONCEPT REVIEW - NEW**7. 21 W CARRILLO ST**

C-2 Zone

Assessor's Parcel Number: 039-321-002
 Application Number: MST2005-00727
 Business Name: Spectrum
 Contractor: Santa Barbara Signs And Graphics
 Owner: Harold Frank Trust
 Architect: DesignArc

(The complete proposal, to replace the former tenant's signs, consists of two wall signs at 6.0 square feet each, two awning signs at 1.75 square feet each, and a 3.5 square foot hanging sign for Spectrum, located in El Pueblo Viejo Landmark District. Temporary signs are to be removed. This is an enforcement case.)

(This is an appeal of the Sign Committee's October 19, 2005 decision to deny wall sign "B".)

(4:46)

Derek Westen, Attorney for Spectrum; Andrew Eastwood, Spectrum; John Beauchamp, DesignArc; Suzanne Johnston, Sign Committee Planning Technician II; Dawn Ziemer, Sign Committee Chair; and Steve Hausz, Sign Committee Member, present.

Ms. Ziemer explained the Sign Committee's decision to deny Sign B due to "over clutter" and over signage and read from the Sign Ordinance to make clear the reasons behind the denial. Ms. Ziemer said that the Sign Committee consistently attempts to assist corporations in adapting their registered trademarks and logos to Santa Barbara's standards and that, when the Sign Committee cannot achieve the desired graphic result, it is within their discretion to limit the size of the signs and the amount of signage proposed. Ms. Ziemer added that the previous tenants did have more signage but that was due to the fact that both the logo graphics and logo colors matched the location. Ms. Ziemer requested if the applicant returns to the Sign Committee, they submit scaled drawings.

Sign Committee Member/HLC liaison Steve Hausz stated the Sign Committee had problems with the colors and suggested the letters be more closely spaced and relocated. Additionally, the nature of the building is such that a sign cannot be placed directly over the entrance and that sign placement and there will need to be an alternate proposal presented.

Motion: Continued indefinitely to the Sign Committee with the following comments and conditions: 1) The signage shall be reduced to one sign to be designed with muted tones for the logo. 2) The Commission recommended exploring the Bank of America sign located on the corner of State Street and Canon Perdido Street to be used as a color example. 3) The Spectrum lettering should be more tailored to El Pueblo Viejo Landmark District and should be unlit and a more traditional color such as bronze.

Action: Hsu/Pujo.

Motion Rescinded.

Substitute Motion: Deny the appeal.
Action: Hsu/Pujo, 4/0/2. La Voie and Hausz stepped down.

The Commission had the following comments to the Sign Committee: 1) The signage should be reduced to one sign designed with muted tones for the logo. 2) The Commission recommended exploring the Bank of America sign located on the corner of State Street and Canon Perdido Street to be used as a color example. 3) The Spectrum lettering should be more tailored to El Pueblo Viejo Landmark District and should be unlit and a more traditional color such as bronze.

Straw vote: How many Commissioners can support the suggestions made? 3/3/0.

CONCEPT REVIEW - CONTINUED

8. **2233 ANACAPA ST** E-1 Zone
Assessor's Parcel Number: 025-192-005
Application Number: MST2005-00702
Owner: Mark/Nancy Leffert
Applicant: Paul Henderson

(This is on the City's List of Potential Historic Resources: "Leege Residence" built in 1928. Proposal to construct a 490 square foot accessory structure consisting of a 16'x20' clay molding and wood sculpting studio downstairs and 17'x10' design area upstairs). A modification is being requested to encroach into the front yard setback.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A ZONING MODIFICATION.)

(5:22)

Paul Henderson, Applicant, present.

Motion: Continued indefinitely to the Modification Hearing Officer with positive comments regarding the requested encroachments and the following additional comments: 1) Simplify the fenestration. 2) Provide more exact details. 3) Simplify the quantity and character of the windows and simplify the door on the east elevations. 4) Simplify the brackets under the porch putting one under each projecting beam. 4) Move the building more towards the existing site wall, lining up with the existing main residence. 5) Call out the architectural materials.

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

CONCEPT REVIEW - NEW**9. 1221 STATE ST 205**

C-2 Zone

Assessor's Parcel Number: 039-182-005
 Application Number: MST2005-00729
 Owner: 1221 Victoria Court LP
 Architect: Dawn Sherry
 Business Name: Soho Restaurant

(Proposal for a temporary tent canopy structure on the patio at Soho Restaurant for holiday parties. The open-sided canopy is 20 feet by 40 feet in size, and is proposed to be erected on November 25, 2005, and removed on January 2, 2006.)

(5:43)

Bob Hansen, Owner, Soho Restaurant.

Staff comment: Susan Gantz, Planning Technician, stated an approval for this proposal would be only for the period as shown on the Agenda. She stated the Fire Department approval is contingent on Historic Landmarks Commission approval.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated his observations regarding safety issues and his concern of the cumulative effects of approval of temporary tents.

Motion: Final approval as submitted with the comment that the approval is for the period of November 25, 2005 to January 2, 2006 only.

Action: Pujo/Naylor, 3/3/0. Hsu, La Voie, and Hausz opposed. Motion failed.

Substitute

Motion: Final approval as submitted with the following conditions: 1) The approval is valid for the period of November 25, 2005 to January 2, 2006 only. 2) Add a finial and Victorian iron brackets.

Action: La Voie/Naylor, 3/3/0. Hausz, Spann, and Hsu opposed. Motion failed.

Substitute

Motion: Final approval as submitted and a continuance to the November 30th Consent Calendar meeting with the following conditions: 1) The approval is valid for the period of November 25, 2005 to January 2, 2006 only. 2) Canopy shall be a dark color.

Action: Hsu/Naylor, 3/3/0. Spann, Hausz, La Voie opposed. Motion failed.

Substitute

Motion: Final approval as submitted for the period of November 25, 2005 through January 2, 2006 and the statement that the approval is not to be considered to establish a precedent in El Pueblo Viejo Landmark District and the Commission directs Staff to develop a policy on the approval of temporary tents and/or canopies.

Action: Hausz/Naylor, 4/1/1. La Voie abstained. Hsu opposed.

CONSENT CALENDAR**FINAL REVIEW****A. 1219 STATE ST** C-2 Zone

Assessor's Parcel Number: 039-182-018
 Application Number: MST2005-00643
 Owner: Unity Shoppe, Inc.
 Architect: Harrison Design Associates

(The building fronting State Street is on the City's Potential Historic Resources list; this project involves the rear bungalow facing City Parking Lot 5 (behind Victoria Court). This proposal involves a remodel of the rear facade of an existing commercial building including the reduction of an existing deck, addition of a trash enclosure, a handicap lift, security gates, and minor exterior architectural details.)

(Final Approval of the project is requested.)

Final approval as submitted with the condition that the Dutch door have as blind a section line as possible.

FINAL REVIEW**B. 2300 GARDEN STREET** E-1 Zone

Assessor's Parcel Number: 025-140-024
 Application Number: MST2005-00675
 Owner: SRS Garden Street LLC
 Architect: Machin & Mead Architecture
 Applicant: Mary Rose & Associates
 Business Name: Santa Barbara Middle School

(The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposal to install six temporary portable classroom units and one temporary portable boys and girls restroom unit on the grounds of the Santa Barbara Middle School. The six 24' x 40' temporary portable classrooms will total 5,760 square feet and the 12' x 40' temporary portable restroom will total 480 square feet for an overall total of 6,240 square feet of temporary, portable buildings to be placed on-site. The estimated date of removal of the portables is proposed to be the end of August 2006.)

(Final Approval of landscaping, lighting, and color selection.)

Final approval as submitted.

FINAL REVIEW**C. 432 STATE ST** C-M Zone

Assessor's Parcel Number: 037-212-027
 Application Number: MST2005-00678
 Owner: Ray Mahboob
 Architect: Studio G
 Business Name: Indochine

(This building is a City Structure of Merit: "Store Building." Proposal for the addition of a new 396 square foot patio and trellis at the rear of Indochine.)

(Final Approval of the project is requested.)

Postponed to the November 30th meeting at the applicant's request.

REVIEW AFTER FINAL**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 restriping to comply with ADA requirements.)

(Review After Final of accessible exit ramp on east side of building.)

Final approval of the Review After Final as submitted with the following conditions: 1) Ramp shall include four foot, eight inch high level plaster wall. 2) Submit revised drawing to Staff.

FINAL REVIEW**E. 122 NATOMA AVE**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-072-010
 Application Number: MST2005-00600
 Owner: Cynthia Howard
 Applicant: Todd Eliassen

(Proposal to replace a deteriorating as-built window on the first floor west elevation of one unit in a residential duplex with a new, custom made, wood window to exactly match the old in material, size, and configuration. A modification is requested to permit construction within the interior yard setback.)

(Final Approval of the project is requested.)

Final approval as submitted.

NEW ITEM**F. 140 E CARRILLO ST**

C-2 Zone

Assessor's Parcel Number: 029-410-013
 Application Number: MST2005-00737
 Owner: Robert And Margaret Niehaus
 Architect: Andy Roteman

(Proposal to replace existing wooden handrails with new wrought iron handrails, guardrails, and new 6'-0" security gate.)

Final approval as submitted with the following conditions: 1) Guardrail, at all stairs, shall be a plaster finished wall to match the existing wall. 2) Submit revised drawings to HLC Staff.

**** MEETING ADJOURNED AT 6:09 P.M. ****