



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 19, 2006

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

- PHILIP SUDING, Chair – Present
- WILLIAM LA VOIE, Vice-Chair – Present
- LOUISE BOUCHER – Present
- STEVE HAUSZ – Present at 1:37 p.m.
- VADIM HSU – Present at 1:44 p.m., left at 4:07 p.m., returned at 4:45 p.m.
- ALEX PUJO – Present
- CAREN RAGER – Present at 1:30 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 from 1:35 p.m. to 2:29 p.m.; and from 2:46 p.m. to 3:22 p.m.
- JAKE JACOBUS, Urban Historian – Present from 1:30 to 3:23 p.m.; from 3:29 p.m. to 4:26 p.m.; from 4:30 p.m. to 5:03 p.m.; from 5:06 p.m. to 5:13 p.m.; and from 5:15 p.m.
- SUSAN GANTZ, Planning Technician II – Present
- GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (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 & 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 & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- ** 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.
- ** **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.**
- ** **AMERICANS WITH DISABILITIES ACT:** 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.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at 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 Building and Safety Staff 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 14, 2006 at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
- 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 (1:28):

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 April 5, 2006.

Motion: Approval of the Minutes of the Historic Landmarks Commission Meeting of April 5, 2006, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie and Item H which was reviewed by Phil Suding.

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

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

1. Ms. Gantz announced the following:

a) Chair Suding will be stepping down from Item 8, 1221 Anacapa Street.

b) There will be a joint Architectural Board of Review/Historic Landmarks Commission meeting on May 1st at 3:15 p.m. in the David Gebhard Public Meeting Room to discuss the Highway 101 Milpas to Hot Springs improvements.

2. Ms. Naylor announced she will be stepping down from Item 4, 803 Laguna Street.

3. Jaime Limón, Senior Planner, gave an update on the Airport Terminal Improvement Project. The City has selected an architectural firm and a local architect to assist in project design. It was agreed that there shall be a pre-design meeting between the Airline Terminal Design Subcommittee, which includes Ms. Murray and Mr. La Voie, and the architects.

E. Subcommittee Reports.

Mr. Pujo attended the last Highway 101 Design Review Team meeting and the results will be discussed at the May 1st ABR/HLC joint meeting.

F. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW - CONTINUED

1. SANTA BARBARA ST AT ORTEGA ST ? Zone

(1:35) Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2005-00770
Owner: City of Santa Barbara
Applicant: Tim Gaasch

(This is a revised project description. Proposal to place seven traffic signal lights and two streetlights on steel poles at the intersection of Santa Barbara and Ortega Streets.)

(Project status update.)

Present: Tully Clifford, Supervising Transportation Engineer, Public Works Division

Motion: Final approval and continued indefinitely with details to return to the Consent Calendar with the comment that the Commission supports the Staff recommendation for the bulbouts and the location of the traffic signal with the recommendation to combine the push button signal with the lamp post.

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

**** COMMISSION RECESSED FROM 1:46 TO 1:48 ****

HISTORIC STRUCTURES REPORT

2. 1900 LASUEN RD R-2/4.0/R-H Zone

(1:48) 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 Letter Addendum to Historic Structures/Sites Report for Group H, Building 3 prepared by Alexandra C. Cole, Preservation Planning Associates.)

Present: Alexandra Cole, Architectural Historian

Staff comment: Mr. Jacobus, Associate Planner/Urban Historian, stated that this report deals with Building 3 individually. The historian has determined that the proposed alterations to the building will not constitute an adverse impact and therefore should be acceptable by the Committee. Staff recommended approval of the report.

Motion: The Commission accepts the report as submitted.

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

**** COMMISSION RECESSED FROM 1:50 TO 1:59 ****

FINAL REVIEW

3. 1900 LASUEN RD R-2/4.0/R-H Zone

(1:59) 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.)

(Final Approval of Group H and landscaping for Group I.)

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

Present: Henry Lenny, Architect
James Jones, Representative of Orient Express Hotels
Alexandra Cole, Architectural Historian
Katie O'Reilly Rogers, Landscape Architect, present at 2:10 p.m.

Group H:

Motion: Final approval and indefinitely continued to the Consent Calendar for final approval of details for the spark arrestors and craftsman light fixtures. The spark arrestor detail should be accurately represented, paying careful attention to the proportions.

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

Straw vote: How many Commissioners like the medallion as shown? 8/1/0. (Mr. Suding felt that the medallion would detract from the wishing well.)

Group I:

Motion: Final approval with the comment that the note to retrofit the irrigation system should be added to the plans. Historic Resource Findings are made as follows: The project will not cause a substantial adverse change in the significance of an historical resource.

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

CONCEPT REVIEW - CONTINUED

4. 803 LAGUNA ST C-2 Zone

(2:23) Assessor's Parcel Number: 031-021-025
Application Number: MST2006-00147
Owner: Senior Center of Santa Barbara Inc.
Landscape Architect: Sydney Baumgartner
Applicant: Linda Hughes

(Proposal to remove a large Eucalyptus tree situated near the northwest portion of the property. (Previous case numbers MST2003-00856 and MST2006-00019.))

(Second Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Present: Beebe Longstreet, Executive Director, Laguna Cottages for Seniors

Ms. Longstreet asked for clarification as to how to proceed and explained that she has contacted several historians as to the tree's relationship to the historic adobe and noted that the adobe was built in 1825 whereas Eucalyptus trees were not introduced in Santa Barbara until 1853. A maintenance/safety trimming report and a biology report to determine the tree's age are being prepared.

Public comment opened at 2:34.

1) Ronald Randal, representing the Gonzales-Ramirez Adobe, felt that proper maintenance would be more appropriate than cutting the tree.

- 2) Benjamin Hitz, neighbor, explained that the last time the tree was trimmed, it had been excessive, which made it grow in undesirable directions.
- 3) Wayne Ashcraft, neighbor, pointed out that other Eucalyptus trees are currently being trimmed by the City, indicating that Eucalyptus trees are worth preserving.
- 4) Fred Brown, neighbor, stated that a historic report has not been done yet; and instead of waiting every two to three years for yet another proposal to cut the tree, there should be a proper, yearly maintenance plan.
- 5) Jill Sattler, neighbor, submitted photographs to show the tree's current status. She commented that this is an extraordinary tree that photographers and master painters seek and it is also a home for hundreds of birds.
- 6) Kellam De Forest, resident, explained branches falling down and injuring someone can be avoided with regular maintenance. Mr. De Forest asked if neighbors could possibly help pay for the maintenance of this tree since Laguna Cottages is a charitable organization.

Public comment closed at 2:46.

Motion: Application denied on the basis that the Commission recognizes the tree as a contributing element to a historic landmark and recommends to City Council that the City investigate the designation of the tree as an historic specimen tree.

Action: La Voie/Boucher, 4/4/0. (Hausz/Rager/Murray/Suding opposed.) Naylor stepped down.

Motion failed.

Alternate Motion: Continued two weeks with the following comments: 1) The Commission unanimously supports the preservation of this tree. 2) Commission requires a report from a licensed arborist as to the tree's stability, stability of its root structure, and a recurring maintenance program. 3) Initiate the designation of this tree as a landmark/specimen tree. 4) Any future request by applicant for removal of this tree will be denied by the Commission.

Action: Rager/Hausz, 8/0/0. Naylor stepped down.

CONCEPT REVIEW - NEW

5. 618 STATE ST

C-2 Zone

(3:11) Assessor's Parcel Number: 037-123-030
 Application Number: MST2006-00182
 Owner: City of Santa Barbara
 Architect: Jan Hochhauser
 Business Name: Metro 4 Theatre

(Proposal to install an automatic ticket dispensing unit in the exterior lobby wall of Metro 4 Theatre located in El Pueblo Viejo Landmark District.)

Present: Jan Hochhauser, Architect

Public comment opened at 3:17.

Mr. Kellam De Forest asked why these machines could not be placed on the lobby wall and that if they are to be placed in a kiosk, will more than one be installed? Mr. Suding responded that placing them on the walls had been previously proposed, but it was not an acceptable solution because of what is found behind the walls.

Public comment closed at 3:17.

Motion: Continued two weeks with the following comments: 1) The Commission in general supports exploring the concept of a central kiosk. 2) The success of the proposal will be in the high level of detailing and proportion.

Action: Hausz/Pujo, 7/2/0. Boucher/Murray opposed. (Ms. Murray would like to see the possibility of an alternative location.)

CONCEPT REVIEW - NEW

6. 8 W DE LA GUERRA C-2 Zone

(3:26) Assessor's Parcel Number: 037-400-012
 Application Number: MST2006-00181
 Owner: City of Santa Barbara
 Architect: Jan Hochhauser
 Business Name: Paseo Nuevo Theatre

(Proposal to install an automatic ticket dispensing unit in the exterior lobby wall of Paseo Nuevo Theatre located in El Pueblo Viejo Landmark District.)

Present: Jan Hochhauser, Architect

Motion: Continued two weeks for applicant to further study the installation of the ticket dispenser.

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

CONCEPT REVIEW - NEW

7. 916 STATE ST C-2 Zone

(3:34) Assessor's Parcel Number: 039-322-052
 Application Number: MST2006-00180
 Owner: City of Santa Barbara
 Architect: Jan Hochhauser
 Business Name: Fiesta Five Theatre

(Proposal to install an automatic ticket dispensing unit and new wrought iron grille over an existing mechanical vent to the exterior lobby area of Fiesta Five Theatre located in El Pueblo Viejo Landmark District.)

Present: Jan Hochhauser, Architect

Motion: Continued two weeks for applicant to study upgrading the lobby entry as part of the installation of the automatic ticketing kiosk.

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

REVIEW AFTER FINAL

8. 1221 ANACAPA ST C-2 Zone

(4:06) Assessor's Parcel Number: 039-183-034
 Application Number: MST2003-00908
 Owner: City of Santa Barbara
 Architect: Henry Lenny
 Applicant: John Schoof
 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.)

(Continued Review After Final of plaque installation, tree planting detail, and right turn queuing lane.)

Motion: Continued indefinitely at applicant's request.
 Action: Boucher/La Voie, 8/0/0. Suding stepped down.

CONCEPT REVIEW - CONTINUED

9. 2219 CHAPALA ST E-3 Zone

(3:47) Assessor's Parcel Number: 025-183-006
 Application Number: MST2006-00153
 Owner: Brent Kimball
 Architect: Tom Jacobs

(This is on the City's Potential List of Historic Resources: "Eder Residence." Proposal for a 977 square foot two-story addition to an existing 1,612 square foot, two-story single-family residence with a 541 square foot, attached two-car garage on an 11,245 square foot parcel. The proposal also includes the demolition and reconstruction of a portion of the residence, new perimeter site walls ranging in height from six inches to eight feet, a new water feature, and new landscape and hardscape improvements. The project will result in a 3,130 square foot residence.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Present: Tom Jacobs, Architect

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that, although an architect is not listed on the City building records for the house, it was likely designed by Jack Myers. Since Dr. Eder, a longtime resident and well-known physician, occupied the house for only a couple of years (1931-1932), an Historic Structures Sites Report is not warranted for this proposal.

Motion: Continued indefinitely to the Consent Calendar for final approval with the finding that the Neighborhood Preservation Ordinance criteria have been met in accordance with Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

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

CONCEPT REVIEW - CONTINUED

10. 1320 MORRISON AVE R-2 Zone
 (4:07) Assessor's Parcel Number: 029-091-022
 Application Number: MST2005-00526
 Owner: Richard Mokler
 Architect: Ernest A. Watson

(This is a contributing structure to the proposed Bungalow Haven Historic District and is Structure of Merit worthy. Proposal for a two-story addition to an existing 1,265 square foot single-family residence on a 6,069 square foot lot. The addition includes 748 square feet of living space and an 84 square foot second-story balcony. The existing 426 square foot detached garage will not be changed.)

(Fifth Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Present: Richard Mokler, Owner
 Ernest Watson, Architect

Motion: Continued two weeks with the following comments for the second story deck: 1) The post and beam connections should be expressed. 2) Simplify the detail of the beam end. 3) Express a hierarchy of elements; for example, the beams and joists.

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

FINAL REVIEW

11. 431 STATE ST C-M Zone
 (4:25) Assessor's Parcel Number: 037-211-008
 Application Number: MST2006-00102
 Owner: W. & D. Faulding Family Trust
 Applicant: Neil Advani
 Designer: Diana Costea

(Proposal to replace existing entry door and storefront windows, add a new trellis, and repaint exterior of a one-story commercial building in El Pueblo Viejo Landmark District.)

(Final Approval is requested.)

Present: Josh Blumer and Diana Costea, Designers from AB Design Studio

Motion: Continued two weeks to the Consent Calendar with the following comments: 1) The tile shall have a more handcrafted look. 2) Resolve the detail of the window rope molding in the corner, detail 3/A2.0. 3) Resolve the detail where the tile meets the sill, detail 2/A2.0. 4) Other details should reflect the reality of construction. 5) Light fixture shall be centered on the horizontal beam element above the door and windows. 6) Consider the light fixture's lamping.

Action: La Voie/Hausz, 8/0/0. Hsu stepped down.

CONCEPT REVIEW - NEW

12. 1129 STATE ST

C-2 Zone

(4:39) Assessor's Parcel Number: 039-231-037
Application Number: MST2006-00197
Owner: 1129 State Street
Architect: Douglas Keep

(This is on the the City's List of Potential Historic Resources and the California Inventory of Historic Resources: San Marcos Court Building. Proposed exterior renovations as follows: on the east elevation, remove existing first floor awnings, reconfigure entry, install new precast entry surrounds to match existing moldings, add cornice dentil molding to match existing, add cornice band below second story windows, add new windows and entry doors, and repaint exterior. At the interior arcade off State Street, reconfigure windows and doors and add a tile wainscot. At the courtyard south wall, restore arched openings to match original design (currently filled in), restore existing paving material, reconfigure existing planting areas and add a low curb, and add new plantings in selected areas. At the west elevation, reconfigure stairs to combine 1123 and 1129 rear entrance, install new precast entry surrounds to match existing moldings, and remove existing tile roof appendage. This parcel is approximately 52,801 square feet and is located in El Pueblo Viejo Landmark District.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)

Present: Douglas Keep, Architect
Martha Degasis, Landscape Architect, Arcadia Studio

Motion: Continued indefinitely with the following comments: 1) The Commission appreciates all the work, past and proposed, that makes this building special. 2) Restudy the concrete cap on the planters in the courtyard and the vertical tile face of those planters. 3) Restudy the detailing of dentil molding and surrounds around the doors both on State Street and the public parking lot elevations. 4) Door surrounds should be more in scale with the main entry and more subordinate. 5) The proportions should be inspired by the work of Myron Hunt. 5) Simplify the detailing; restraint would be appropriate. 6) Resolve ADA access from the public parking lot; a lift is not a good solution. 7) Retain the hierarchy of the parking lot building access.

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

CONSENT CALENDAR**REVIEW AFTER FINAL**

A. 217 STATE ST HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-042-011
Application Number: MST2003-00014
Architect: Jan Hochhauser
Owner: Young America's Foundation
Business Name: Reagan Ranch Visitor's Center
Landscape Architect: David Black

(Proposal for exterior remodel and interior alterations to an existing 19,500 square foot, four-story structure located on an 8,410 square foot lot. The project involves a 954 sq. ft. floor area increase (internal), reconstruction of windows, roof and penthouse. New entrance portico is also proposed. This structure, the Neal Hotel Building, is on the City Potential Historic Resource List.)

(Review After Final of modification of exit door size, addition of mechanical vent, revised 4th floor door location, and added catch basin/planter strip at west side.)

Final approval of the Review After Final with the condition that the northwest exit door shall have added planks.

FINAL REVIEW

B. 501 STATE ST C-M Zone

Assessor's Parcel Number: 037-172-011
Application Number: MST2006-00149
Owner: 501 State Street, Inc.
Architect: Rex Ruskauff
Business Name: Santa Barbara Brewing Company

(Proposal to add a wrought iron fence and canvas awning at the north elevation to enclose an outdoor drinking area between buildings as required by Alcohol Beverage Control.)

(Final Approval of details.)

Postponed two weeks at the applicant's request.

NEW ITEM

C. 901 E CABRILLO BLVD HRC-1/SD-3 Zone

Assessor's Parcel Number: 017-313-018
Application Number: MST2006-00213
Owner: Richard V. Gunner
Applicant: Tom Beedon
Architect: John Van Doren
Business Name: Santa Barbara Inn

(Proposal to repaint the Santa Barbara Inn from white to light tan. Awnings and porch dividers are to remain the existing "Santa Barbara Blue" color.)

Final approval of project as submitted with the paint color to be Sinclair Paint # CM8511.

REVIEW AFTER FINAL

D. 1219 STATE ST C-2 Zone

Assessor's Parcel Number: 039-182-018
Application Number: MST2005-00319
Owner: Unity Shoppe, Inc.

(Proposal to permit seven as-built dome-shaped, opaque rooftop skylights.)

(Review After Final to remove condition of approval that requires glass skylights.)

Final approval as submitted of Review After Final to remove the condition for glass skylights and, should the skylights ever need replacement in the future, they shall be flat.

NEW ITEM

E. 532 STATE ST C-M Zone

Assessor's Parcel Number: 037-173-028
Application Number: MST2006-00206
Owner: Harrah Marvind
Business Name: Old King's Road

(Proposal to change the exterior colors of the building façade for Old King's Road located in El Pueblo Viejo Landmark District.)

Continued two weeks to May 3, 2006.

NEW ITEMF. 14 E CARRILLO C-2 Zone

Assessor's Parcel Number: 039-322-045
Application Number: MST2006-00209
Owner: L & S Hunt
Architect: Richard Redmond
Business Name: Montecito Bank & Trust

(This is on the City's list of Potential Historic Resources: Chamber of Commerce constructed in 1927. Proposal for the permanent installation of a generator to the first floor of an existing commercial building. Work includes the demolition of a portion of an existing elevator shaft, filling the existing door to the elevator shaft with concrete block, adding a concrete floor in the existing shaft at the penetration, adding a ceiling in the new generator opening and sprinklers to the enclosure, reinstalling an existing wrought iron gate, and adding a new wrought iron screen above the gate, all on a 6,602 square foot parcel in El Pueblo Viejo Landmark District.)

Postponed two weeks at the applicant's request.

FINAL REVIEWG. 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.)

(Final Approval of details for Groups G and I.)

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

Final approval as noted on the drawings for architecture and final approval as submitted of the landscape plan for Group G. Historic resource findings were made as follows: The project will not cause a substantial adverse change in the significance of an historical resource.

NEW ITEM

H. 633 E CABRILLO BLVD HRC-1/SP-1/SD-3 Zone

Assessor's Parcel Number: 017-680-013

Application Number: MST2006-00211

Owner: Parker Fess Doubletree Hotel

Applicant: Richard Sutherland

(Proposal to replace existing decomposed granite pathways with concrete that will be colored and textured to match the existing paths. No building permit is required for this project located in El Pueblo Viejo Landmark District.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Final approval of project as submitted with color to be Davis "Palomino" # 5447 as reviewed by Phil Suding.

**** MEETING ADJOURNED AT 5:19 P.M. TO THE ARCHITECTURAL BOARD OF REVIEW/HISTORIC LANDMARKS COMMISSION JOINT MEETING ON MAY 1, 2006, AT 3:15 P.M., IN THE DAVID GEBHARD PUBLIC MEETING ROOM ****