



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, October 4, 2006

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, Chair – Present, left from 3:41 P.M. to 3:52 P.M.

WILLIAM LA VOIE, Vice-Chair – Present

LOUISE BOUCHER – Present

STEVE HAUSZ – Present at 1:35 P.M.

VADIM HSU – Present at 1:42 P.M.

ALEX PUJO – Present at 1:33 P.M.

CAREN RAGER – Absent

FERMINA MURRAY – Present, left at 3:49 P.M.

SUSETTE NAYLOR – Present

DR. MICHAEL GLASSOW – Absent

ROGER HORTON – Absent

WILLIAM MAHAN – Absent

ADVISORY MEMBER:

CITY COUNCIL LIAISON:

PLANNING COMMISSION LIAISON:

STAFF:

PAUL CASEY, Community Development Director – Present from 1:55 P.M. to 2:42 P.M.

BETTIE WEISS, City Planner – Present from 2:52 P.M. to 3:16 P.M.

JAIME LIMÓN, Design Review Supervisor – Present from 1:38 P.M. to 3:16 P.M.

JAKE JACOBUS, Urban Historian – Present until 5:43 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	<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 <u>at the time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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 September 29, 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:

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 September 20, 2006.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of September 20, 2006, with corrections.

Action: La Voie/Naylor, 7/0/1. (Naylor abstained. Rager absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie.

Action: Pujo/Boucher, 8/0/0. (Rager absent.)

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 today.
- b. Commissioner Murray will be leaving at 4:00 p.m. and Commissioners LaVoie and Boucher will be leaving at 6:00 p.m.
- c. Chair Suding will be stepping down from Item 12, 1101 Anacapa Street, and Commissioner Hsu will be stepping down from Items 11 and 13, 801 State Street and 1926 Santa Barbara Street, respectively.
- d. The next meeting of the Cabrillo Blvd. Bridge Replacement Subcommittee will take place in the Public Works Conference Room at 2:00 p.m. on Thursday, October 12th. Commissioners LaVoie, Murray, and Suding are on that subcommittee.

- e. At the request of City Council, Long Range Planning is currently preparing a Draft Plan for improvements and guidelines to the upper State Street area called the Upper State Street Study. The purpose of the study is to focus on development standards and urban design guidelines, analyze existing traffic, parking, and circulation conditions, and consider improvements that can be made to address these conditions. The public is invited to a walking tour on Saturday, October 7, beginning at 8:00 a.m., and will meet in the patio/foyer area of Grace Lutheran Church at 3869 State Street. The tour is estimated to last two hours. There will also be two community workshops: The first one will be held on Saturday, October 14th from 9:00 a.m. to 12:30 p.m., and the second workshop will be held on Thursday, October 19th from 5:30 p.m. to 9:00 p.m. Both workshops will take place in the Hope School Multipurpose Room at 3970 La Colina Road. The Commission may review a copy of the Upper State Street Information Booklet and the tour and workshop information at www.santabarbaraca.gov, under "Quick Links," click on "Major Planning Efforts" and choose "Upper State Street Study."
- f. The City Clerk's office has given notice regarding three HLC vacancies in 2007. The application deadline is November 6, 2006. Applications and appointment information may be obtained by accessing the City's Web site or from the City Clerk's office in City Hall at 735 Anacapa Street, 564-5309. The three commissioners coming to the close of their current terms (Alex Pujo, Caren Rager and Phil Suding) are eligible to reapply for another four-year term.

2. Mr. La Voie announced he will be stepping down from Item 11, 801 State Street.

E. Subcommittee Reports.

Mr. La Voie reported that he has a copy of the Frederick Law Olmsted report that has been referred to in the Cabrillo Blvd./Mission Creek Bridge Subcommittee discussions. He requested that the other HLC members review the report along with a set of plans that were submitted. It includes urban planning, a plan for De La Guerra Plaza, and it shows how Cabrillo Blvd. would have looked.

F. Possible Ordinance Violations.

No violations reported.

DISCUSSION ITEM

1. 500 FOWLER RD

A-F/SD-3 Zone

(1:48) Assessor's Parcel Number: 073-450-003
 Application Number: MST2005-00764
 Owner: City of Santa Barbara
 Applicant: Laurie Owens
 Architect: Joseph Grogan
 Architect: Fred Sweeney

(The proposed project is Phase I of the Airline Terminal Improvement Project as identified in the 2002 Aviation Facilities Plan. The project involves demolition of the 1967 and 1976 additions to the existing Terminal building, relocation of the original 1942 Terminal approximately 70 feet south of its present location and rehabilitation of the 1942 Terminal building. The project also involves construction of a new 2-story Terminal measuring approximately 61,000 square feet.)

(Recommendations to City Council on revised site plan prepared by HNTB - Laurie Owens, Project Planner.)

Present: Laurie Owens, Project Planner
Joseph Grogan and Fred Sweeney, Architects

Laurie Owens announced there will be a joint meeting of the Architectural Board of Review and the Historic Landmarks Commission to discuss the Airline Terminal project in either late November or early December.

Public comment opened at 2:16 p.m.

Mr. Kellam De Forest, resident, commented that the old terminal has not flooded in the last sixty years and asked why it could not be retained to be used while the new terminal is built, especially since it will not have vital airport functions in it. He also mentioned money would be saved by not having to move it.

Mr. Sweeney explained that the existing terminal, regardless of where it is positioned, will have to adhere to FEMA guidelines for flooding, which requires lifting the building out of the flood plain. There is no variance to that FAA requirement.

Public comment closed at 2:18 p.m.

Straw vote: How many Commissioners can support the existing terminal in a different location than where it exists today? 8/0/0. (Rager absent.)

The Commission forwards the following comments to City Council: 1) The Commission is concerned about the mass, bulk, and scale of the new building. 2) More direct access into side parking from William Moffett Place should be studied. 3) The amount of the open space in front of the terminal is appreciated. 4) Most of the Commissioners felt that the architecture should reflect a more authentic 1920s revival. 5) At least two commissioners felt the new terminal should be more modern or contemporary. 6) The linear configuration is incongruous and disparate with the existing terminal; perhaps the new terminal should reflect angles of the existing terminal. 7) The volume of the new terminal should be reduced to not overpower the existing terminal. 8) Deemphasize the north and south wings of the new terminal. 9) Simplify the architecture. 10) Express large forms more traditionally, perhaps look to the Lobero Theatre as an example. 11) The fins on the rotunda are perhaps too thin. 12) The relationship between the front and side elevations need to be better resolved. 13) The existing terminal should be fully utilized in its program. 14) Attempt to incorporate photo voltaic systems.

ARCHAEOLOGY REPORT

2. 318 W FIGUEROA ST R-4 Zone

(2:42) Assessor's Parcel Number: 039-212-025
 Application Number: MST2006-00150
 Owner: John H. Kingsbury
 Architect: Rex Ruskauff

(Proposal to add two, two-story units to an existing 1,168 square foot, one-story single-family residence resulting in a residential triplex. The new units will be approximately 927 square feet each and the proposal includes three garage parking spaces and three uncovered parking spaces on the 7,521 square foot lot.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

Staff Comments: Susan Gantz, Planning Technician II, stated Dr. Glassow has reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required.

Motion: The Commission accepts the report.
 Action: Hausz/Boucher, 8/0/0. (Rager absent.)

HISTORIC STRUCTURES REPORT: RECONSIDERATION

3. 1214 STATE ST C-2 Zone

(2:43) Assessor's Parcel Number: 039-183-019
 Application Number: MST2004-00005
 Owner: Santa Barbara Center for Performing Arts
 Architect: Phillips, Metsch, Sweeney & Moore
 Business Name: Granada Theatre

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

(Reconsideration of original Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. The original Addendum Letter dated August 6, 2004, was accepted by the Historic Landmarks Commission on August 18, 2004.)

(Review and consideration of a supplemental letter prepared by Theodore H. M. Prudon, Ph.D., FAIA, Prudon Partners. This letter reviews the findings relative to the new entrance doors.)

Present: Steve Metsch, Architect
Monisha Adnani, Project Manager

Chair Suding read into the record Staff's background information regarding the applicant's appeal to City Council with respect to the project condition of approval that mandates the front entry doors be made of solid panel wood, and that bronze and glass doors are not to be installed at the entry to the theatre as was proposed. The applicant disagreed with the Addendum Letter Report prepared by Alexandra Cole, dated August 2004, and obtained a second opinion from a consulting historian based in New York. Staff is requesting that the Commission determine whether the new information and professional opinion provided by the applicant alter the conclusions in the original Addendum Report prepared by Alexandra Cole.

Public comment opened at 2:47 p.m.

Ms. Alexandra Cole, Architectural Historian, stated that the Granada Theatre is not an Italian Renaissance building, but rather of a Spanish Renaissance style that would most likely have wooden doors.

Mr. Kellam De Forest, resident, commented that a design studio in New York would more than likely not be aware of Santa Barbara's style and disagreed with the report's conclusions.

Public comment closed at 2:55 p.m.

Motion: Continued indefinitely with the following comments: 1) The Commission requests that Theodore Prudon prepare an evaluation of the use of bronze doors as practiced in Southern California by architects working in the Spanish Renaissance style in the early years of the 20th century. 2) A discussion would be appreciated as to the compatibility of bronze doors with HLC ordinance and guidelines.

Action: La Voie/Boucher, 5/3/0. (Hsu/Murray/Suding opposed.) Boucher withdrew motion.

Motion withdrawn.

Substitute

Motion: The Commission does not accept the new addendum letter written by Theodore Prudon because it does not change the Commission's previous approval of the Alexandra Cole Historic Structures Report. At least two Commissioners felt that a compromise is worth exploring. Most Commissioners felt that the letter written by Theodore Prudon is insufficient because it does not research the use of bronze and glass doors on Spanish Renaissance Revival buildings as practiced in Southern California.

Action: Murray/La Voie, 7/1/0. (Naylor opposed. Rager absent.)

HISTORIC STRUCTURES REPORT

4. 800 SANTA BARBARA ST C-2 Zone

(3:15) Assessor's Parcel Number: 031-012-028

Application Number: MST2006-00129

Owner: 800 Santa Barbara Street Investment Company

Applicant: Suzanne Elledge Planning and Permitting Services

(Proposal to demolish an existing 1,965 square foot office building and construct a three-story mixed-use project comprised of eight residential and two commercial condominium units on an 18,713 square foot parcel. Thirty underground parking spaces would be provided. Planning Commission approval will be required for a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements.)

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

Present: Alexandra Cole, Architectural Historian
Susan McLaughlin, SEPPS

Staff Comments: Jake Jacobus, Associate Planner/Urban Historian, stated Staff has read the report and agrees with its conclusions and recommendations. He highlighted that the Commission should consider whether this project would affect the pleasant outdoor experience found in the area that is located between this project and the Presidio.

Public comment opened at 3:18.

Anthony Spann, Santa Barbara Trust for Historic Preservation (SBTHP), requested that the second sentence of the second paragraph on page 16 of the report be changed to read "may impact these historic buildings" instead of "will not."

Jarrell Jackman, Executive Director of SBTHP, commented that the report needs to incorporate the Phase III reconstruction of the Presidio that has been approved by the City and the State of California. He also emphasized that this is an important archaeological site.

Public comment closed at 3:22.

Motion: The Commission accepts the report with the condition that the second sentence of the second paragraph on page 16 should be changed to read "its presence as a larger-scale building may impact these historic buildings."

Action: La Voie/Naylor, 8/0/0. (Rager absent.)

CONCEPT REVIEW – NEW: PUBLIC HEARING

5. 800 SANTA BARBARA ST C-2 Zone

(3:25) Assessor's Parcel Number: 031-012-028
Application Number: MST2006-00129
Owner: 800 Santa Barbara Street Investment Company
Applicant: Suzanne Elledge Planning and Permitting

(Proposal to demolish an existing 1,965 square foot office building and construct a three-story mixed-use project comprised of eight residential and two commercial condominium units on an 18,713 square foot parcel. Thirty underground parking spaces would be provided. Planning Commission approval will be required for a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Mike Foley, Owner
Brian Cearnal, Architect
Susan McLaughlin, SEPPS
Susan Van Atta, Landscape Architect

Public comment opened at 3:37 p.m.

Mr. Eric Lassen, President of Anacapa School Board of Trustees, expressed concern that the proposed project does not consider the impact to the Anacapa School yard and that the setbacks are extraordinarily small with balconies overlooking the school yard.

Mr. Anthony Spann, Santa Barbara Trust for Historic Preservation (SBTHP), commented that the plans should show the alignment of De La Guerra Street across the west side of Santa Barbara Street and how it affects the property.

Mr. Jarrell Jackman, SBTHP, pointed out that the proposed condo project is within the boundaries of El Presidio de Santa Barbara and stated that the plan does not address the future Phase 3 reconstruction of the Presidio.

Mr. Kellam De Forest, resident, expressed concern that the proposed buildings will make the historic adobe columns, on the old neighborhood house building, even further obscured from public view than they are now.

Public comment closed at 3:46 p.m.

Straw votes: How many Commissioners would support an eight foot minimum setback? 6/1/0.
(Naylor opposed.)

How many Commissioners would agree with a five foot setback? 5/2/0.

How many Commissioners would support a one-story building on the property line with the second-floor set back 10 feet? 7/0/0.

- Motion: Continued two weeks with the following comments: 1) The observation is that this is a strongly contextual corner and at the heart of El Pueblo Viejo District. 2) Consideration needs to be made for the building's proximity to the possible future reconstruction and expansion of the Presidio in its context to a national state park. 3) The architecture is generally acceptable. 4) There should be a reduction in size, bulk, and scale with the aim to provide a buffer from the adjacent properties to the north and east. 5) Maximize any landscaping to the extent possible, with the inclusion of skyline trees. The courtyard should be given careful consideration, particularly to include significant landscaping. 6) Careful consideration should be given to outside areas, particularly those adjacent to public areas and sidewalks. 7) The Commission supports any reduction in public paving, including the bulb-out and the realignment of the corner, and would hope that would result in the realignment of any paving to the benefit of landscaping.
- Action: Suding/Naylor, 7/0/0. (Murray/Rager absent.)

HISTORIC STRUCTURES REPORT

6. 1900 LASUEN RD R-2/4.0/R-H Zone
 (4:10) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Project Solutions, LLC
 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 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 Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum is focused on demolition of the existing swimming pool of Group E.)

- Present: Henry Lenny, Architect
 James Jones and Minh Pham, Representing Ownership

Staff Comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the Letter Addendum to the Historic Structures Report addresses only the demolition of the existing swimming pool. The report finds that the swimming pool is not historically significant. He pointed out the last sentence in the Letter Addendum, which states that the analysis of the potential impacts of the replacement pool will be addressed in a separate letter report by the architectural historian and reviewed and approved by the HLC.

- Motion: The Commission accepts the report as presented.
 Action: La Voie/Hausz, 7/0/0. (Murray/Rager absent.)

IN-PROGRESS REVIEW

7. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:13) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Project Solutions, LLC
 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 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.)

(Continued In-Progress Review of architectural details for Main Building of Group B.)

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

Present: Henry Lenny, Architect
 James Jones and Minh Pham, Representing Ownership

Motion: Continued two weeks with the following comments: 1) On the south elevation, enlarge the post at the terrace. 2) The mechanical equipment shall not be visible. 3) Drawings shall be in conformance with the intent of the design with respect to restoring the existing window dimensions, proportions, and details. 4) The elevation shall be drawn at ¼ inch equals one foot.

Action: Boucher/Hausz, 7/0/0. (Murray/Rager absent.)

REVIEW AFTER FINAL

8. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:27) Assessor's Parcel Number: 019-170-022
 Application Number: MST99-00305
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Agent: Project Solutions, LLC
 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.)

(Continued Review After Final of minor wall bump-out on east side of Building 11.)

(COMMENTS ONLY; THIS WILL REQUIRE PLANNING COMMISSION APPROVAL OF A MODIFICATION TO ENCROACH INTO THE INTERIOR YARD SETBACK AND HISTORIC RESOURCE FINDINGS.)

Present: Henry Lenny, Architect
James Jones and Minh Pham, Representing Ownership

Motion: Continued two weeks at the applicant's request.

Action: Boucher/Hausz, 7/0/0. (Murray/Rager absent.)

CONCEPT REVIEW – NEW: PUBLIC HEARING

9. 2559 PUESTA DEL SOL E-1 Zone

(4:28) Assessor's Parcel Number: 023-271-003
Application Number: MST2006-00542
Owner: Santa Barbara Museum of Natural History
Architect: Dwight Gregory
Business Name: Santa Barbara Museum of Natural History

(This is a Structure of Merit: Museum of Natural History. Proposal to construct an 800 square foot one-story structure for injured raptors on a 326,498 square foot parcel.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Present: Dwight Gregory, Architect
John O'Brien, Eyes-In-The-Sky Volunteer
Gabriele Drozdowski, Santa Barbara Audubon Society

Public comment opened at 4:33 p.m.

Mr. Kellam De Forest, resident, asked how the project impacts the riparian habitat of Mission Creek and if it is to be a permanent structure.

Mr. Gregory responded that the project will be permanent structure, but will not impact the riparian habitat of Mission Creek.

Public comment closed at 4:34 p.m.

Motion: The Commission accepts the proposal as presented in a dark green color with the comment that, in order to make it look more like a board and batten structure, applicant shall add one batten in between the hardi-plank joints.

Action: La Voie/Boucher, 4/3/0. (Hausz/Pujo/Suding opposed.)

Motion withdrawn.

Substitute

Motion: Continued indefinitely with the following comments: 1) Applicant is to return with more information about the site and another proposal for a darker green color. 2) The elevation shall show battens at 16 inch on center.

Action: Pujo/Hsu, 7/0/0. (Murray/Rager absent.)

CONCEPT REVIEW – NEW: PUBLIC HEARING

10. 924 GARDEN ST J

C-2 Zone

(4:41) Assessor's Parcel Number: 029-301-026
Application Number: MST2006-00557
Owner: Collinge Trust
Agent: Barbara Beisel
Architect: Kirk Gradin

(This is a City Landmark: El Caserio. Proposal to remove an existing 223 square foot accessory building and 345 square foot carport and construct a 1,268 square foot, two-story addition (including a 78 square foot deck) to an existing 928 square foot single-family residence. Staff Hearing Officer approval will be required to allow encroachments into the interior and rear yard setbacks, to waive the requirement for two covered parking spaces allowing two uncovered parking spaces instead, and to allow one of the uncovered parking spaces to be located in the interior yard setback. The parcel is approximately 3,900 square feet in size.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, HISTORIC RESOURCE FINDINGS, FINDINGS FOR ALTERATIONS TO A CITY LANDMARK, AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)

Present: Fred Brown, Applicant
Kirk Gradin, Architect

Public comment opened at 4:51 p.m.

Ms. Sheila Enelow, neighbor, expressed support for the project.

Mr. Benjamyn Hitz, neighbor, expressed support for the project.

Mr. Kellam De Forest, resident, stated the historic resource findings need to be studied to determine whether a second story can be added.

Mr. Joseph Moticha, neighborly property owner, commented that he is not opposed to the actual project, but disagrees with certain aspects of what is being proposed.

Ms. Jill Sattler, neighbor, commented that, although there is not an ordinance to protect views, the applicant is doing everything possible to tastefully design the proposed building.

Public comment closed at 4:58 p.m.

Motion: Continued indefinitely with the following comments: 1) The historical significance needs to be addressed and a focused historic structures report is necessary. 2) The addition should be compatible, but different than the original structure. 3) At least one Commissioner felt that the second story is not supportable.

Action: La Voie/Boucher, 7/0/0. (Murray/Rager absent.)

PRELIMINARY REVIEW

11. 801 STATE ST C-2 Zone

(5:05) Assessor's Parcel Number: 037-400-013
 Application Number: MST2006-00154
 Owner: Hughes Land Holding Trust 5/9/84
 Architect: Vadim Hsu
 Business Name: Rocks Restaurant & Lounge

(This is a Structure of Merit: "Las Tiendas Building." Proposal to construct a 1,054 net square foot third story addition on an existing commercial building located in El Pueblo Viejo Landmark District. The addition will be comprised of a new kitchen, bar, and 1,034 square feet of inside patron seating and 1,020 square feet of outdoor patron seating, and will result in a structure that is a maximum of 35'-0" tall at the roof ridge line. The project requires Development Plan Approval findings.)

(Preliminary Approval of the project is requested.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

Present: Vadim Hsu, Architect
 Kim Hughes, Owner
 Koji Nomura, Operator of Rocks Restaurant

Motion: Preliminary approval and continued indefinitely for In-Progress Review with the following comments: 1) The Commission appreciates the restoration of the arches along State Street. 2) Show adjacent elevation of the property to the north correctly. 3) Resolve proportions of elevator tower fenestration, perhaps showing it as a thicker wall. 4) Provide alternate elevations showing stronger massing and shed roof expression. 5) At least one Commissioner preferred to see more mass and less "village" at the third story. 6) Return to the Commission with in-progress drawings. 7) Development Plan Approval Findings. 8) Historic Resource Findings: The project will not cause a substantial adverse change to the significance of a historic resource structure.

Action: Hausz/Pujo, 4/1/0. (Boucher opposed. Hsu/La Voie stepped down. Murray/Rager absent.)

Staff found the project to be consistent with the required findings and the Historic Landmarks Commission made the necessary findings as outlined below and included them in the motion for Preliminary Approval of the project:

1. The proposed development complies with all provisions of the Zoning Ordinance;
2. The proposed development is consistent with the principles of sound community planning;
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk, or scale of the development will be compatible with the neighborhood;
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock;
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources;
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic; and,
7. Resources will be available and traffic improvements will be in place at the time of project occupancy.

PRELIMINARY REVIEW

12. 1101 ANACAPA ST

C-2 Zone

(5:26) Assessor's Parcel Number: 039-232-018
Application Number: MST2006-00515
Owner: 1101 Investors, LLC
Architect: Cearnal Andrulaitis

(This is a revised project description. Proposal to convert approximately 2,900 square feet of existing garage space to commercial office space, infilling a portion of the existing colonnade with a storefront window system. The existing parking lot would be restriped to accommodate the revisions, and a total of four parking spaces would be eliminated on this approximately 10,988 square foot lot located in the 100% Zone of Benefit. The project would require Development Plan Approval findings.)

(Preliminary Approval of the project is requested.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)

Present: Brian Cearnal, Architect
Craig Shallenberger, Project Manager
Katherine A. Will, Suding Design Landscape Architects

Motion: Preliminary approval and continued indefinitely with the following comments: 1) The Commission supports the type of window as proposed. 2) The landscaping with the addition of a street tree and planter in the old driveway location is supportable. 3) The new plan with an enhancement of the outside lobby area is supportable. 4) Development Plan Approval Findings.

Action: Boucher/Hausz, 6/0/0. (Suding stepped down.)

Staff found the project to be consistent with the required findings and the Historic Landmarks Commission made the necessary findings as outlined below and included them in the motion for Preliminary Approval of the project:

1. The proposed development complies with all provisions of the Zoning Ordinance;
2. The proposed development is consistent with the principles of sound community planning;
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk, or scale of the development will be compatible with the neighborhood;
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock;
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources;
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic; and,
7. Resources will be available and traffic improvements will be in place at the time of project occupancy.

FINAL REVIEW

13. 1926 SANTA BARBARA ST E-1 Zone

(5:39) Assessor's Parcel Number: 025-382-022
Application Number: MST2006-00177
Owner: Michael and Amy Mayfield
Architect: Vadim Hsu

(This is on the City's List of Potential Historic Resources: Kennedy House. Proposal for a one-bay addition to an existing detached two-car garage resulting in a three-car garage, a 500 square foot second-story accessory space above the garage, and to construct a new swimming pool and open cabana for an existing single family residence on a 28,834 square foot lot.)

(Final Approval of the project is requested.)

Present: Vadim Hsu, Architect
Pat Brodie, Landscape Designer

Public comment began at 5:53 p.m.

Robert Else, neighbor, expressed concern about the proximity of the proposed pool to the existing Oak tree.

Public comment ended at 5:57 p.m.

Straw vote: How many of the Commissioners would prefer the west elevation alternate design shown on Sheet A-4.1? 6/0/0.

Motion: Final approval with the following conditions: 1) Revise the arborist report to include that all work done on the Oak tree, including any cutting of the roots, be executed by a certified arborist. 2) There shall not be any reduction in the foliage, particularly after the pool is installed. 3) Change roof tile call-out "to match existing." 4) Strike every reference that refers to "as closely as possible." 5) On Sheet A-1.2, Details 10 and 11, correct the plaster detail to terminate below grade. 6) Sheet A-1.2, Detail 3, the condition at edge of roof tile needs to be appropriate. 7) Sheet A-1.3, Detail 38, resolve termination at bottom of stairway, perhaps using metal.

Action: La Voie/Boucher, 6/0/0. (Hsu stepped down. Murray/Rager absent.)

NEW ITEMA. 732 STATE ST C-2 Zone

Assessor's Parcel Number: 037-092-027
Application Number: MST2006-00508
Owner: Kim Eugene Rosenquist, Trustee
Agent: Stephen Frank
Applicant: Bethany Feely
Contractor: Bob's Canvas
Business Name: Fresh Produce Handpicked

(Proposal for three new awnings at the Fresh Produce retail store. (Signage on awnings will require Sign Committee approval under separate application.))

Final approval of project as submitted with the color to be periwinkle blue. Signage is not a part of this approval.

FINAL REVIEWB. 628 STATE ST C-M Zone

Assessor's Parcel Number: 037-132-026
Application Number: MST2005-00584
Owner: Bernard Mac Elhenny
Architect: On Design
Business Name: The Habit

(This is a revised project description. Proposal to construct a new trellis with retractable canopy to shade the rear patio and add 22 tables, 40 chairs, two umbrellas, two umbrella heaters, three gas heaters, and a new cover on an as-built awning.)

(Final Approval of the project is requested.)

Final approval of project as noted on plans with the condition that Detail 9 is to show a stucco finish. The proposed chairs are approved as submitted.

FINAL REVIEWC. 302 W MICHELTORENA ST R-4 Zone

Assessor's Parcel Number: 027-212-012
Application Number: MST2006-00448
Owner: Ruben Montes
Designer: William Breau

(This property is on the City's List of Potential Historic Resources. Proposal for construction of a patio cover, door alteration, and exterior utility hookups at an existing six-unit residential structure located on a 6,381 square foot lot.)

(Final Approval is requested.)

Continued two weeks due to applicant's absence.

CONTINUED ITEM

D. 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
 Applicant: Project Solutions, LLC
 Architect: Henry Lenny
 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 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 Main Building Salvage Plan.)

Final approval as submitted with the following revisions to return to Staff: Applicant shall add door and window dimensions as noted on plans, and on Detail 4, the window sill threshold should not be aluminum and should be either wood or stone.

FINAL REVIEW

E. 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
 Applicant: Project Solutions, LLC
 Architect: Henry Lenny
 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 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 architectural details for Units 4, 25, 26, and 29 of Group K.)**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)**

Final approval of architectural details as submitted with the condition that graphic representation of windows and doors be finessed.

NEW ITEMF. 113 HARBOR WAY HC/SD-3 Zone

Assessor's Parcel Number: 045-250-004
Application Number: MST2006-00567
Owner: City of Santa Barbara
Applicant: Steve Hyslop
Architect: David Vanhoy
Contractor: J. Miller Canvas

(This is a City Landmark: Naval Reserve Armory. Proposal to replace two existing blue awnings over second floor patios with linen colored awnings.)

Final approval as submitted with the color to be solid linen. Signage is not part of this approval.

REVIEW AFTER FINALG. 1014 GARDEN ST C-2/R-3 Zone

Assessor's Parcel Number: 029-221-026
Application Number: MST2002-00806
Owner: Las Villas De Los Jardines, LLC
Architect: Gil Garcia

(Proposal to demolish an existing 1,072 square foot single-family residence and to construct a 5,379 square foot, two unit, three-story condominium on a 5,075 square foot lot. The first floor would consist of a four-car parking garage while the second and third floors would contain the habitable living areas.)

(Review After Final of two new condenser units at east side of building.)

Continued indefinitely.

REVIEW AFTER FINALH. 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.)

(Review After Final of change to light fixture and location.)

Final approval of Review After Final as submitted.

REVIEW AFTER FINALI. 301 PASEO NUEVO C-2 Zone

Assessor's Parcel Number: 037-400-015
Application Number: MST2006-00472
Owner: Redevelopment Agency/Santa Barbara
Agent: Glen Morris
Applicant: Paseo Nuevo Assoc.
Business Name: Forth & Towne

(Proposal to paint the facade of a commercial building (formerly April Cornell retail store) located in Paseo Nuevo shopping mall.)

(Review After Final of revised storefront color.)

Final approval of Review After Final as submitted.

NEW ITEMJ. 26 E VICTORIA ST C-2 Zone

Assessor's Parcel Number: 039-183-031
Application Number: MST2006-00588
Owner: Peoples' Self-Help Housing Corporation
Engineer: John Maloney

(This structure is on the City's List of Potential Historic Resources: Victoria Hotel and shops. Proposal to upgrade electrical service with installation of new electrical metering equipment.)

Final approval of installation of subpanel with the condition that an enclosure be constructed and applicant shall return to Consent in two weeks with an enclosure design.

**** MEETING ADJOURNED AT 6:04 P.M. ****