



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, November 29, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

- COMMISSION MEMBERS:**
 PHILIP SUDING, Chair – Absent
 WILLIAM LA VOIE, Vice-Chair – Present
 LOUISE BOUCHER – Present
 STEVE HAUSZ – Present
 VADIM HSU – Present
 ALEX PUJO – Present
 CAREN RAGER – Present
 FERMINA MURRAY – Absent
 SUSETTE NAYLOR – Present
 DR. MICHAEL GLASSOW – Absent
- ADVISORY MEMBER:**
 ROGER HORTON – Absent
- CITY COUNCIL LIAISON:**
 WILLIAM MAHAN – Absent
- PLANNING COMMISSION LIAISON:**
- STAFF:**
 JAIME LIMÓN, Design Review Supervisor – Absent
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician II – Present
 GABRIELA FELICIANO, Commission Secretary – Absent
 GLORIA SHAFER, 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 Wednesday, November 22, 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 November 15, 2006.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of November 15, 2006, with corrections.

Action: Boucher/Pujo 7/0/0. Motion carried. Boucher and Hsu abstained from Item 16. (Murray and Suding absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie with the exception of Item D, which was reviewed by Philip Suding.

Action: Boucher/Hausz, 7/0/0. Motion carried. (Murray and Suding absent.)

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

1. Ms. Gantz made the following announcements:

- a) Chair Suding and Commissioner Murray will be absent from the meeting.
- b) Commission Secretary Gabriela Feliciano will be absent; Commission Secretary Gloria Shafer will serve in Ms. Feliciano's absence.
- c) The review of an addendum to the Historic Structures Report and the request for final approval of the Main Building of Group B for the project at 1900 Lausen, which on November 1st were continued to today's hearing, have been continued to December 13th at the applicant's request.

2. Commissioner Pujo reported that the 2007 HLC meeting schedule indicates a meeting will be held on Wednesday, December 26, 2007.

Straw Vote: How many Commissioners prefer not to meet on December 26, 2007? 6/0/1. Motion carried. (Rager abstained. Murray and Suding absent.)

Straw Vote: How many Commissioners prefer not to meet on December 27, 2006? 4/3/0. (Murray and Suding absent.)

Motion: To cancel the HLC meeting of December 27, 2006.
 Action: Pujo/Boucher, 5/2/0. Motion carried. (Hausz and Naylor opposed. Murray and Suding absent.)

3. Vice-Chair La Voie reported that the HLC Holiday Party will take place on Sunday, December 10, 2006. A Commissioner quorum is expected to be present at the party.

E. Subcommittee Reports.

Commissioner Boucher asked when the next Designation Subcommittee meeting will take place. Mr. Jacobus responded that, at the next HLC meeting, an Intent to Designate List will be voted on by the subcommittee, followed by a resolution at the subsequent meeting.

Vice-Chair LaVoie reported that the Airport Subcommittee met this morning for a review of the design in progress. The building is handsome, and the unique design is both modern and Hispanic. A joint meeting of the HLC and ABR will be held on Wednesday, December 13th, for a review of the design.

F. Possible Ordinance Violations.

No violations reported.

HISTORIC STRUCTURES REPORT

1. 0-800 E CABRILLO BLVD P-R/SD-3 Zone
 (1:47) Assessor's Parcel Number: 033-120-0RW
 Application Number: MST2004-00806
 Owner: City of Santa Barbara
 Agent: Marck Aguilar
 Landscape Architect: Arcadia Studio

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

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

Present: Marck Aguilar, Santa Barbara Redevelopment Agency
 Pam Post and Tim Hazeltine, Post/Hazeltine Associates

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the report being reviewed is a Historic Property Clearance Report which will be forwarded to the State Office of Historic Preservation as the proposed project is located within a state historic district. Mr. Jacobus also stated that the proposed sidewalk is fully reversible.

Public comment opened at 1:59 p.m.

Kellam De Forest, resident, commented that he is in favor of upholding honoring the names of those individuals who helped to improve Cabrillo Boulevard.

Public comment closed at 2:01 p.m.

- Motion:** **Approval of the Historic Property Clearance Report with the following conditions:**
1) That Appendix B, Paragraph C, shall include the names of those civic leaders who were influential in the developmental of the design and implementation of construction.
2) The words “potentially significant” shall be struck from paragraphs A, D, G, F, and I. Only the word “eligible” is to be used. **3)** In the description of the concrete, both color and texture of the existing concrete are to be matched. **4)** The report shall return to Staff for review prior to submittal to the State Office of Historic Preservation.
- Action:** Pujo/Boucher, 7/0/0. Motion carried. (Murray and Suding absent.)

CONCEPT REVIEW - CONTINUED

2. 0-800 E CABRILLO BLVD P-R/SD-3 Zone
 (2:09) Assessor's Parcel Number: 033-120-0RW
 Application Number: MST2004-00806
 Owner: City of Santa Barbara
 Agent: Marck Aguilar
 Landscape Architect: Arcadia Studio

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)

Present: Marck Aguilar, Santa Barbara Redevelopment Agency
 Martha Degasis, Arcadia Studio
 Pam Post, Post/Hazeltine & Associates
 Nancy Rapp, Acting Park & Recreation Director
 Judith Cook, Recreation Programs Manager
 Santos Escobar, Chase Palm Park Manager
 Beebe Longstreet, Park and Recreation Commission

Marck Aguilar provided a recapped brief history of the project area and details of the current proposal.

Nancy Rapp provided a brief background on the use of the site by the Arts & Crafts Fair with regard to issues related to loading and unloading in the no-parking red zone.

Judith Cook provided clarification of the current loading and unloading practice and the issues that will arise from disallowing temporary parking.

Beebe Longstreet summarized the Park and Recreation Commission’s review of the proposal. She stated that the Commission wants a defensible, maintainable space that will enhance the area given that it is a highly used area, in addition to the arts and crafts show on Sundays. The Park Commission felt that the current plan is a compromise that can be moved forward in order to have the sidewalks repaired and the area enhanced.

Santos Escobar clarified that there are several reasons turf grass is not being installed in the project area: 1) The site is very narrow, and there are provisions within the City that state recycled water is not to be allowed to enter into gutters. 2) The landscaped edging has not been installed due to risk management concerns that, when maintenance takes place, there is a possibility of breaking concrete and of damaging automobiles. 3) The cost of maintaining the narrow space is prohibitive. 4) The effort to be a sustainable city includes moving away from installing turf. The current plant palette is designed for low water and low fertilizer usage. Mr. Escobar added that the City's Integrated Pest Program has reduced the amount of pesticide use by over 90%.

Public comment opened at 2:52 p.m.

Vice-Chair LaVoie acknowledged receipt of several letters and e-mails expressing concern about the project design.

Marilyn Loperfido, resident, read for the record her letter expressing concern with the effects of disruption due to past and future construction in the area. Due to the loss of parking in the craft section, there has been a decline in craft show participants from 189 to 129. Ms. Loperfido suggested applying the plan outside of the craft show boundaries and developing a viable plan for resurfacing and replanting which will be viable for show members and visitors.

Susan Smith, resident, stated that 40 to 50 artisans will be lost from the art show if they are unable to locate suitable parking.

Kellam De Forest, resident, stated that the parking strip at the craft faire should contain water permeable landscaping, and suggested that perhaps the craft faire could be moved to another location in order to preserve the landscape.

Public comment closed at 3:07 p.m.

Ms. Rapp asked whether the Commission would be open to Parks and Recreation, Public Works, and the Arts & Crafts Show Advisory Committee developing a proposal that involves approved accommodations for loading, consisting of interspersed hardscape in certain areas that would facilitate loading, unloading, and crossing to the park area.

Straw Vote: How many Commissioners can support additional paved area in front of Chase Palm Park? 5/2/0 (Boucher and Hsu opposed.)

Straw Vote: How many Commissioners are struggling with the design from an aesthetic perspective in terms of break-ups to identify the new and the old? 4/3/0.

Motion: **Continued indefinitely back to the Commission with the following comments:**
1) The design is not working for the users, however, the users and the Commission are attempting to solve the problem. **2)** The Commission would entertain an alternative design for the westerly portion of the boulevard to include more loading and unloading zones in a hardscape solution. **3)** Study the scoring pattern of the proposed paving to be more compatible with the existing (a module of).

Action: Pujo/Hsu, 7/0/0. Motion carried. (Murray and Suding absent.)

DISCUSSION ITEM

3. 35 STATE ST HRC-2/SD-3 Zone
(3:30) Assessor's Parcel Number: 033-102-004

Application Number: MST97-00357
 Applicant: Santa Barbara Beach Properties, LP
 Agent: Ken Marshall
 Architect: Doug Singletary
 Landscape Architect: Philip Suding
 Engineer: Patrick Gibson & Bryan Mayeda
 Engineer: Penfield & Smith Engineers, Inc.
 Business Name: Ritz-Carlton Club

(Proposal for the Ritz-Carlton Club involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right of way.)

(Update on progress of HLC-requested information from hearing of November 15, 2006, and preliminary review of draft historic structures assessment.)

Present: Doug Singletary, Architect
 Jan Hubbell, Senior Planner

Jan Hubbell, Senior Planner, clarified that there are constraints on what can be done on the site due to ties to a Development Agreement, and that the Measure E square footage is at the maximum. Due to the types of uses, there is very little opportunity for conformity.

Commission comment:

The Commission is in support of the proposal to replace the arcade up to the belt molding.

DISCUSSION ITEM

4. 12 E MONTECITO ST HRC-2/SD-3 Zone
(3:41) Assessor's Parcel Number: 033-051-016

Application Number: MST95-00044
 Applicant: Redevelopment Agency
 Architect: Henry Lenny Design Studio
 Architect: Gregory Burnett

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

(Discussion of a revised design of a previously approved youth hostel.)

Present: Henry Lenny, Architect

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

- 1) The Board, for the most part, favors the single-site approach; however, most of the Commissioners feel the building needs to be better fitted to the site with a U or L shape floor plan.
- 2) As to the landscape: a) Provide adequate landscape screening from the freeway; b) Provide more intimate private landscape spaces, particularly for use by the occupants; c) The Commission appreciates the open space toward State Street and would not want to see it totally eliminated.
- 3) The parking needs to be reevaluated to provide only the parking required for the project.
- 4) Some Commissioners felt that subterranean parking would be a better solution in the urban area.

IN-PROGRESS REVIEW

5. 433 E CABRILLO HRC-2/SP-1/SD-3 Zone

(3:55) Assessor's Parcel Number: 017-680-009
 Application Number: MST95-00175
 Applicant: Parker Family Trust
 Agent: Richard Fogg
 Architect: Daun St. Amand
 Architect: Henry Lenny
 Architect: Gregory Burnett
 Business Name: Park Plaza Hotel

(This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.)

(Continued In-Progress Review of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified.)

(PROJECT MAY REQUIRE SUBSTANTIAL CONFORMANCE DETERMINATION AND COMPLIANCE WITH CITY ORDINANCE NO. 4920.)

Present: Henry Lenny, Architect

Public comment opened at 4:18 p.m.

Kellam De Forest, resident, commented that use of individual balconies exacerbates the busyness of the Cabrillo facade.

Public comment closed at 4:19 p.m.

Motion: Continued indefinitely with the following comments:

1) In general, refine some of the proportions, particularly a progressive reduction in the vertical scale. 2) Provide attention to the detailing and underview of the balconies. 3) Provide a differentiation of the Viceroy's house, possibly by color. 4) Provide more elaboration of the entry building with perhaps references to detailing of the Viceroy's house. 5) Most Commissioners expressed the desire for more elaboration of the entry door. 6) Requests were made to: a. Study the proportions of the arcade now indicated as hidden by vines; b. Keep the watermark on the building; c. Re-explore retention of the tower as a focal point of the project. 7) Study the balcony on the round towers, perhaps increasing the corbelling on either end of the towers to make the cantilever credible.

Action: Hausz/Boucher, 7/0/0. Motion carried. (Murray and Suding absent.)

CONCEPT REVIEW - CONTINUED

6. 1900 LASUEN RD

R-2/4.0/R-H Zone

(4:27) 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.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Henry Lenny, Architect
 Minh Pham, Owner's Representative
 Alexandra Cole, Architectural Historian

Public comment opened at 4:50 p.m.

Kellam De Forest, resident, suggested that the stairway to the terrace be moved to the east side of the structure, expanding the lawn area.

Public comment closed at 4:51 p.m.

Straw Vote: How many Commissioners agree that the design does not hang together, and needs more integration of materials and expression? 7/0/0.

Motion: Continued two weeks with the following comments:

1) Resolve the stairway at the north-east corner to be more integrated into the building.
 2) If the chimney is to be retained as an element, it needs to be more in scale with the building.
 3) Restudy the proportions of the north elevation gate.
 4) The Commission does express support for the location and size of the pool, the size of the pool terrace, and for the reduction of the impact of the pool on the site, particularly the lawn.

Action: Naylor/Hsu, 7/0/0. Motion carried. (Murray and Suding absent.)

FINAL REVIEW

7. 1314 MORRISON AVE R-2 Zone

(4:41) Assessor's Parcel Number: 029-091-020
 Application Number: MST2006-00222
 Owner: Gail Andrews Trust 4/13/04
 Applicant: Lenvik & Minor Architects

(Proposal to construct a new 460 square foot first and second story addition to an existing 847 square foot single-family residence with an existing detached 134 square foot accessory building and an attached one-car carport, all on a 4,500 square foot lot. The structure is located in the proposed Bungalow Haven Historic District and will require Neighborhood Preservation Ordinance findings.)

(Final Approval of the project is requested.)

Present: Dave Jones and Michelle Lang, Applicant's Representative

Motion: Final Approval as submitted with the finding that Neighborhood Preservation criteria have been met in accordance with Section 22.22.131 of the Zoning Ordinance, and with the comment that the proposed development is consistent with the Neighborhood Preservation Ordinance.

Action: Pujo/Hausz, 7/0/0. Motion carried. (Murray and Suding absent.)

FINAL REVIEW

8. 1311 STATE ST C-2 Zone

(4:47) Assessor's Parcel Number: 039-131-009
 Application Number: MST2006-00479
 Owner: Mark Huston
 Architect: Doug Reeves

(Proposal for a 792 square foot, two-story addition and facade alterations at the front and rear to an existing two-story 2,697 square foot restaurant. A zoning modification to reduce the required number of parking spaces is proposed.)

(Final approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 064-06. MODIFICATION GRANTED ON OCTOBER 11, 2006.)

Present: Doug Reeves, Architect

Motion: Final Approval continued indefinitely to the Consent Calendar for approval of details, with the following comments:

1) Final Approval may be made at Consent. 2) Provide revised drawings when returning to Consent. 3) Provide a different tile for the bulkhead at the entrance. Tile size 8x8 or smaller is recommended. 4) Provide adequate screening for the mechanical equipment.

Action: Hausz/Pujo, 5/2/0. Motion carried. (Boucher and La Voie opposed. Murray and Suding absent.)

CONCEPT REVIEW - CONTINUED

9. 710 ANACAPA ST

C-2 Zone

(5:05) Assessor's Parcel Number: 031-081-013
 Application Number: MST2006-00312
 Owner: Carlos Adame
 Agent: Lisa Plowman
 Architect: Peikert Group Architects

(This is a revised proposal for a new 4,031 square foot, two and one-half story mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot structure on the City's List of Potential Historic Resources (Myers Cottage). The project will include relocation of the existing structure (which will be used as commercial space) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered commercial parking space. The existing stone site wall will be preserved.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A VOLUNTARY LOT MERGER, AND STAFF HEARING OFFICER APPROVAL FOR DEVELOPMENT PLAN; A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM DEVELOPMENT AND A MODIFICATION FOR ENCROACHMENT INTO THE INTERIOR YARD SETBACK.)

Present: Detlev Peikert and Lisa Plowman, Peikert Group Architects
 Carlos Adame, Owner

Public comment opened at 5:24 p.m.

Kellam De Forest, expressed appreciation for saving the cottage, and asked whether approval of the project could be contingent upon Historic Landmark designation of the cottage.

Public comment closed at 5:25 p.m.

Motion: Continued indefinitely with the following comments:

1) The Commission supports the mass, bulk, and scale of the project. 2) The Commission supports the simplification; however, simplify some of the disparate elements, make less of them, and repeat them so that the structure looks even simpler. 3) Provide more landscape wherever possible. 4) Relocate the belt-line either lower or higher, or remove it entirely. 5) Study the chimney caps for simplification.

Action: Naylor/Hausz, 6/1/0. Motion carried. (Hsu opposed.)

CONSENT CALENDAR**REVIEW AFTER FINAL**

A. 206 CASTILLO ST HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-031-016
Application Number: MST2006-00064
Owner: Harborside Inns of Santa Barbara, Inc.
Applicant: Jeannette Webber
Architect: Julio Veyna
Business Name: Colonial Beach Inn

(This is on the City's Potential Historic Resource list: Contributing historic resource - West Beach District. Proposal to change 55 existing windows to white trimmed Milgard vinyl, add 17 in-wall air conditioning/heat units, and seven freestanding air conditioning/heat pumps, which will be screened from view. Also proposed are one 400-amp power unit, one 100-amp power unit, and two 200-amp power units which will be enclosed and screened from view.)

(Review After Final of relocated air conditioning units.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL

B. 721 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-082-006
Application Number: MST2002-00405
Owner: Chadwick Pacific, LP
Applicant: Bermant Development Company
Architect: Peikert Group Architects

(Proposal to demolish an existing 9,788 square foot commercial building and six residential units totaling 2,700 square feet, and to construct 9,788 square feet of commercial space, 29 residential units (including 12 bonus density units) totaling 43,357 square feet, and a 25,533 square foot on-grade parking structure.)

(Review After Final of fireplace termination caps.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW

C. 514 STATE ST C-M Zone

Assessor's Parcel Number: 037-173-037
Application Number: MST2006-00615
Owner: Judith Garrett
Designer: Josh Blumer
Business Name: Sandbar

(Exterior patio improvements for Sandbar restaurant including a new wrought iron enclosure, tables, and chairs, new built-in seating along the north end of the patio, new fire pit, replacement of exterior doors, repair and replacement of exterior flooring, and removal of existing planters.)

(Final Approval of the project is requested.)

Final Approval of the project as noted on the drawings.

NEW ITEM

D. 109 E VICTORIA ST C-2 Zone

Assessor's Parcel Number: 029-071-012
Application Number: MST2006-00681
Owner: William E. Poulis Revocable Trust
Landscape Architect: Martha Degasis

(Proposal to remove approximately 12 existing shrubs and plant approximately five trees and 60 shrubs. Also proposed is to convert the existing irrigation system to a drip irrigation system.)

Final Approval as submitted.

**** MEETING ADJOURNED AT 5:31 P.M. ****