



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 7, 2007

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

WILLIAM LA VOIE, *Chair* – Present  
 ALEX PUJO, *Vice-Chair* – Present  
 ROBERT ADAMS – Present  
 LOUISE BOUCHER – Present  
 STEVE HAUSZ – Absent  
 FERMINA MURRAY – Present until 5:00 p.m.  
 SUSETTE NAYLOR – Present  
 DONALD SHARPE – Present  
 DR. MICHAEL GLASSOW – Absent  
 ROGER HORTON – Absent  
 STELLA LARSON – Absent

**ADVISORY MEMBER:**

**CITY COUNCIL LIAISON:**

**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 – Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <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](http://www.SantaBarbaraCa.gov). If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with 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 March 2, 2007, 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](http://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 February 21, 2007.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 21, 2007, with corrections.**

Action: Boucher/Sharpe, 7/0/0. (Hausz absent.) Motion carried.

## C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by William La Voie; with the exception of Item B, 2 Rosemary Lane, which was reviewed by Robert Adams.**

Action: Sharpe/Naylor, 7/0/0. (Hausz absent.) Motion carried.

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

## 1. Ms. Gantz made the following announcements:

- a) Commissioner Sharpe would be stepping down from Item 3, 900 Calle de los Amigos; Commissioner Murray would be stepping down from Item 6, 420 E. Anapamu Street; and she would be leaving at 5:00 p.m. Commissioner Hausz would be absent from today's meeting.
- b) Item 12 on today's agenda, 500 Niños Drive, has been postponed two weeks at the applicant's request. The following three projects, which were continued from the February 21st meeting to today, have been postponed to the March 21<sup>st</sup> meeting at the applicants' request: 1) 31 W. Carrillo Street; 2) 12 E. Montecito Street; and 3) 433 E. Cabrillo Blvd. (They do not appear on today's agenda.)

- c) There will be an HLC Designations Subcommittee meeting at 4:00 p.m. on Wednesday, March 28<sup>th</sup>, in the David Gebhard Public Meeting Room. Commissioners Boucher, Murray, and Sharpe are the current HLC members on that subcommittee. Mr. Jacobus added that this will be a special meeting to review the buildings that were referred to the HLC Designations Subcommittee by the HLC at the February 7<sup>th</sup> meeting. A total of 11 properties will be reviewed and the property owners have already been contacted.
- d) The HLC members were reminded to make individual visits to the site at 31 W. Carrillo Street prior to the March 21<sup>st</sup> hearing.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

### **RECONSIDERATION HEARING**

1. 561 W MOUNTAIN DR

A-1 Zone

(1:44) Assessor's Parcel Number: 021-110-018  
 Application Number: MST2004-00206  
 Owner: Jorgensen Ranch, LLC  
 Applicant: Brent Daniels  
 Architect: Cearnal Andrulaitis  
 Landscape Architect: Van Atta & Associates

(Proposal for a four lot subdivision and construction of three new single-family residences on an 8.81 acre site in the Hillside Design District. An existing single-family residence with detached two-car garage would remain on one of the four new parcels. Each of the three proposed single-family residences would be one-story with attached garages on a lower level. The new residences would range in size from 4,147 to 4,700 square feet with garages from 819 to 825 square feet. Each new garage would require a modification to be in excess of 750 square feet. The proposal includes 1,450 cubic yards of grading outside the footprints of the buildings.)

**(Reconsideration of a Structure of Merit designation and withdrawal of the designation action of February 21, 2007, in order to provide legal public notice per Municipal Code Section 22.22.085 (c).)**

Present: Brent Daniels, L & P Consultants, Agent

**Motion:** To withdraw the Structure of Merit designation action taken on February 21, 2007.

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

**Second**

**Motion:** The Commission accepts the report and recommends that Staff begin the Structure of Merit designation process.

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

**HISTORIC STRUCTURES REPORT**

2. 118 E ISLAY ST E-1 Zone

(1:49) Assessor's Parcel Number: 027-111-002  
 Application Number: MST2006-00629  
 Owner: Joseph G. Finegold  
 Architect: Peter Becker

(This structure is on the City's Potential Historic Resource List: Howard House. Proposal for a second story remodel including interior work and the addition of two dormers and replacement of a rear deck on a 9,324 square foot lot.)

**(Review of Historic Structures/Sites Report prepared by Ronald L. Nye.)**

Present: Ronald Nye, Historian  
 Joseph Finegold, Owner

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff has reviewed the report and agrees with its conclusions and recommendations.

**Motion:** The Commission accepts the report with the condition that additional, updated drawings shall be included in the report.

Action: Adams/Boucher, 7/0/0. (Hausz absent.) Motion carried.

**HISTORIC STRUCTURES REPORT**

3. 900 CALLE DE LOS AMIGOS A-1 Zone

(1:52) Assessor's Parcel Number: 049-040-050  
 Application Number: MST2005-00742  
 Owner: American Baptist Homes of the West  
 Applicant: Tynan Group  
 Agent: Cameron Carey  
 Architect: Keith Nolan

(Proposal for residential and non-residential additions to the Valle Verde Retirement Community. Proposed is the construction of 34 additional senior housing units across the existing campus, bringing the total to 253 residential units. The non-residential component includes 8,756 square feet of new construction and 2,181 square feet to be remodeled. The proposal would add 60,860 square feet of structures, bringing the total to 320,165 square feet, as well as 116 new parking spaces for a total of 466 spaces. There would be 66,292 cubic yards of combined cut and fill grading on the 59.75 acre site. The project requires Planning Commission approval for an amendment to the existing Conditional Use Permit and for modifications for building separation and yard encroachments.)

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

Present: Alexandra Cole, Architectural Historian  
 Cameron Carey, Tynan Group, Agent



**ARCHAEOLOGY REPORT**

5. 500 FOWLER A-F/SD-3 Zone

(2:03) Assessor's Parcel Number: 073-450-003  
Application Number: MST2003-00344  
Owner: City of Santa Barbara  
Applicant: Owen Thomas

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

**(Review of Plan for Archaeological Testing, Phase 2, to Evaluate the Significance of CA-SBA-3839 for the Santa Barbara Airport Airfield Safety Projects prepared by Applied EarthWorks, Inc.)**

Staff comment: Susan Gantz, Planning Technician II, stated that both Dr. Glassow and Environmental Analyst Michael Berman have reviewed the document and found the plan to be acceptable.

**Motion:** The Commission accepts the report.

Action: Sharpe/Adams, 7/0/0. (Hausz absent.) Motion carried.

**PRELIMINARY REVIEW**

6. 420 E ANAPAMU ST R-3 Zone

(2:05) Assessor's Parcel Number: 029-173-005  
Application Number: MST2005-00442  
Owner: Glenn Mueller  
Architect: Jeff Gorrell

(The existing residence is Landmark-worthy. Proposal to construct two new condominium units adjacent to an existing single-family residence for a total of three two-story condominium units. An existing one-car garage is proposed to be demolished and replaced with three new two-car garages. A total of 3,770 square feet of living space and 1,377 square feet of garage space are proposed for the 9,044 square foot lot. Staff Hearing officer approval is required for a modification for relief from the minimum dimensions for private outdoor living space, a tentative subdivision map, and the condominium development.)

**(Preliminary approval of the project is requested.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 008-07.)**

Present: Jeff Gorrell, Lenvik & Minor Architects  
Glenn Mueller and Fae Perry, Owners

Public hearing opened at 2:17 p.m. and, as no one wished to speak, it was closed.

**Motion:** **Preliminary approval and continued indefinitely to the Consent Calendar for final approval with the following comments:** 1) Restudy the proportion of the scoop of the balcony railings, keeping in mind the dramatic and broad proportion of the existing railings and beams. 2) The tree at the end of the driveway shall be a large, tall tree.

Action: Pujo/Naylor, 4/0/2. (Adams/Sharpe abstained. Murray stepped down. Hausz absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 2:24 P.M. TO 2:27 P.M. \*\***

(3:27)

**Second**

**Motion:** **Reopen item to make the following Historic Resource Findings:** The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Pujo/Naylor, 4/0/2. (Adams/Sharpe abstained. Murray stepped down. Hausz absent.) Motion carried.

**FINAL REVIEW**

7. 33 E CANON PERDIDO ST

C-2 Zone

(2:27) Assessor's Parcel Number: 039-322-009  
 Application Number: MST2006-00067  
 Owner: Lobero Theatre Foundation  
 Applicant: David Asbell, Executive Director  
 Applicant: Maryanne Clark  
 Architect: Jeff Shelton

(This is a City Landmark: Lobero Theatre. Proposal for the temporary installation of a 30'x 50' tent for use in the courtyard behind the theatre. This tent will be erected during times of inclement weather for the protection of patrons attending receptions and other events. The tent is expected to be used approximately 39 days during the months of October through April.)

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

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

Present: Jeff Shelton, Architect  
 David Asbell, Executive Director

**Motion:** **Preliminary approval and continued indefinitely with the condition** that some consideration be made for a weather protection in the primary entrance from the rear of the building **and the following findings:** 1) **Historic Resource Findings are made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource. 2) **Alterations to a City Landmark Findings are made as follows:** The exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement (and continued use) of the Landmark (in its original function).

Action: Pujo/Boucher, 5/0/2. (Adams/Sharpe abstained. Hausz absent.) Motion carried.



**CONCEPT REVIEW – NEW**

8. 631 GARDEN ST C-M Zone

(2:44) Assessor's Parcel Number: 031-152-028  
 Application Number: MST2007-00089  
 Owner: City of Santa Barbara Redevelopment  
 Applicant: Renee Brooke  
 Architect: Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Present: Paul Poirier and Katie Corliss, Poirier & David Architects  
 Renee Brooke, City Redevelopment Agency

Public comment opened at 2:58 p.m.

**Patrick Davis**, Summer Solstice Board of Directors, commented on the appropriateness of the proposed building remodeling as work-space for the arts.

**Claudia Bratton**, Summer Solstice Executive Director, commented that the building will service many art organizations without losing its character.

**Steven Sharpe**, Opera Santa Barbara, commented on the building's functionality that will serve his organization's needs.

**Kellam De Forest**, local resident, requested that at least the Garden and Ortega Streets sides of the building be given a(n) (El) Pueblo Viejo (Historic Landmarks District) façade.

**Bill Ferguson**, Public Works, made himself available for questions.

Public comment closed at 3:04 p.m.

**Motion:** **Continued two weeks with the following comments:** 1) The Commission wholeheartedly supports this desirable project and the use of the building. 2) The Commission welcomes the building's refurbishment, but the design needs to respect the simplicity of the existing building and be expressed in accordance with El Pueblo Viejo Landmarks District guidelines. 3) It was recommended that the site walls be plaster. 4) The pedestrian access needs to be visible and incorporated into the design. 5) The Commission looks forward to the enhancement of the landscaping. 6) Minimization of the width of any proposed driveway gates is requested. 7) If artistic gates are pursued, they should be processed through a VAPP (Visual Arts in Public Places) application so that they can have the full potential of the sketch presented to the Commission. 8) Exposed solar collectors on the building are not appropriate for El Pueblo Viejo Landmarks District. 9) The existing brick building should *not* be changed.

Action: Boucher/Naylor, 7/0/0. Motion carried.

**CONCEPT REVIEW – CONTINUED**

9. 518 STATE ST C-M Zone

(3:28) Assessor's Parcel Number: 037-173-046  
 Application Number: MST2005-00477  
 Owner: Jim Craviotto  
 Owner: Charles and Georgetta M. Craviotto Trust  
 Architect: Brian Cearnal

(This is a revised project. Proposal to construct a new two-story mixed-use building with 2,195 square feet of commercial space on the first floor and two apartments on the second floor. The project will require 1,951 square feet of non-residential space from the minor and small addition categories and Staff Hearing Officer approval of a modification to allow *no* on-site residential parking. The existing 244 square feet of non-residential space would be demolished.)

**(Third concept review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION AND A DEVELOPMENT PLAN.)**

Present: Brian Cearnal, Architect  
 Jeff Hornbuckle, Designer, Cearnal Andrulaitis

Public comment opened at 3:34 p.m.

Kellam De Forest, local resident, asked if anything can be grown in the courtyards.

Public comment closed at 3:34 p.m.

**Motion: Continued indefinitely to the Staff Hearing Officer with the comment that the Commission supports the concept of the design as presented.**

Action: Naylor/Pujo, 5/0/2. (Adams/Sharpe abstained. Hausz absent.) Motion carried.

**CONCEPT REVIEW – CONTINUED**

10. 331 E VICTORIA ST R-3 Zone

(3:39) Assessor's Parcel Number: 029-084-004  
 Application Number: MST2005-00752  
 Owner: Raymond Hicks

(This project was redesigned and reconfigured to reduce size and parking. The revised project description is a proposal to demolish an existing two-story, five unit apartment building, two, one-story cottages, and a detached two-car garage, and construct two, two-story duplex condominium units and two detached two-story residential condominium units (total of six units) with underground parking totaling 12 parking spaces all on a 13,497 square foot lot in El Pueblo Viejo Landmark District. The existing square footage to be demolished totals 4,032 square feet, and the proposed new square footage totals 11,513 square feet (8,457 square feet of living space and 3,056 square feet of underground parking space.) Planning Commission approval is requested for a Tentative Subdivision Map and a condominium development.)

**(Fourth Concept Review. Please note that the project description has changed.)**

Present: Raymond Hicks, Owner and Architect

Public comment opened at 3:48 p.m.

Dovas Zaunius, neighbor, expressed concerns on the appropriateness of the project's size and the possible placement of foliage, or some form of barrier, between the proposed project and his family's residence.

Public comment closed at 3:50 p.m.

**Motion:** Continued two weeks with the following comments: 1) The style is consistent with the Commission's previous direction. 2) Increase the amount of landscaping wherever possible, particularly at the edges, and provide a space for a large scale tree to screen it from the adjoining properties. 3) The applicant should finesse the proportions of Unit 6. 4) Redesign the Unit 6 plan so that there is *not* an apparent entrance from Laguna Street. 5) The applicant should finesse the approach into the driveway leading to the subterranean parking. 6) The Commission would like to see the plan further developed in the direction it has taken. 7) Restudy the proportions of all the porch columns.

Action: Sharpe/Boucher, 6/0/1. (Adams abstained. Hausz absent.) Motion carried.

### **CONCEPT REVIEW – CONTINUED**

11. 101 E VICTORIA ST C-2 Zone

(4:08) Assessor's Parcel Number: 029-071-013  
Application Number: MST2006-00758  
Owner: 101 East Victoria  
Architect: Cearnal/Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

**(Second Concept Review.)**

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

Present: Brian Cearnal and Joe Andrulaitis, Architects  
Eva Turenchalk, Hatch & Parent

Public comment opened at 4:12 p.m.

**Jim Westby**, local resident, expressed concern with the low amount of parking spaces being proposed.

**Kellam De Forest**, local resident, commented about increasing the parking spaces and asked if it would then affect the design of the project. He also asked what happened to making a transition, referring to the setback issue, from the residential area further up Anacapa Street. Mr. De Forest expressed concern about the management of additional traffic on Anacapa Street going into the parking area.

**Ms. Gantz responded** that any parking issues should be directed to the Planning Commission when the project goes before it for review.

**Claudia Chyla**, local resident, commented about the following: 1) That the development is too large in size, bulk, and scale for the corner lot; 2) keeping a village ambiance in the neighborhood; 3) green areas should be added; 4) asked whether the plan to have a 2<sup>nd</sup> and 3<sup>rd</sup> floor will actually take place; 5) the three buildings in front appear to be storage compartments and not dwellings; 6) asked about the business advertising, whether there will be a directory or signs outside; and 7) the entrance will block the cottage driveway and the exit/entrance to the Arlington Court underground parking.

**Robert Chyla**, local resident, commented about scaling down the project to two stories by eliminating business offices to soften the scale and make it more neighborhood-friendly.

**Marilou Shiells**, neighbor, commented on surrounding residences that will be impacted by the project and that the sense of community is compromised by hiding residential areas with high structures.

**Dale Francisco**, Santa Barbara Safe Streets, commented that the impact of insufficient parking is not only environmental and economical, but esthetic as well.

Public comment closed at 4:23 p.m.

**Motion:** **Continued two weeks with the following comments:** 1) There should be more of a setback from Anacapa Street with the provision of substantial landscaping in the range of a four to seven foot setback. 2) The courtyards should be visually open to the street. 3) A plan of the adjacent properties is requested. 4) The Commission would like to see a signage program, particularly as it affects the architecture. 5) Suggested fragmenting the third story buildings so that they appear to be two and three story buildings, as apposed to three-story blocks. Use parapets at one of the taller buildings as a way of tying it all together. 6) Requested a photo simulation to give a "walk-through" experience of the site. 7) The elimination of Unit 18 is suggested to open up the courtyard. 8) Suggested changing the address from Victoria Street to Anacapa Street. 9) The majority of the Commission supports the single-loaded balcony configurations.

Action: Adams/Sharpe, 7/0/0. (Hausz absent.) Motion carried.

## **PRELIMINARY REVIEW**

### 12. 500 NIÑOS DR

P-R/SD-3 Zone

Assessor's Parcel Number: 017-382-002  
 Application Number: MST2002-00676  
 Owner: City of Santa Barbara  
 Agent: Tynan Group  
 Business Name: Santa Barbara Zoological Gardens

(Proposal for a new 1,450 square foot structure called "the Wave", to be located at the hilltop catering and concessions area at the Santa Barbara Zoological Gardens. The new structure will consist of a concessions area, catering room, restroom facilities, and a bridal changing room for wedding events. A trellis roof will provide shading for the outdoor areas. The existing building will be removed. This parcel is on the City's Potential Historic Resource List.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 054-06.)**

**This item was postponed to March 31, 2007, at applicant's request.**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

13. 1710 MIRA VISTA AVE E-1 Zone

(4:43) Assessor's Parcel Number: 019-090-015  
 Application Number: MST2007-00014  
 Owner: Christine McLaughlin  
 Applicant: Vadim Hsu  
 Architect: Vadim Hsu  
 Contractor: Douglas Dafoe

(This structure is on the City's List of Potential Historic Resources. Proposal for a new swimming pool and a 313 square foot cabana structure on a 16,094 square foot parcel currently developed with an existing single-family residence. Zoning modifications are requested to allow the cabana to encroach into the interior yard setback, to be located in the remaining front yard, and for the swimming pool fence to be greater than 42" in height within ten feet of a driveway for a distance of 20 feet back.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND ZONING MODIFICATIONS.)**

Present: Vadim Hsu, Architect

Mr. Hsu explained that the project's front entrance faces Mission Ridge Road.

**Motion: Continued two weeks for the applicant to provide the foot prints of adjacent structures and more information regarding the project's address.**

Action: Naylor/Boucher, 7/0/0. (Hausz absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 5:01 P.M. TO 5:03 P.M. \*\***

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

14. 904 CAMINO VIEJO RD A-2 Zone

(5:03) Assessor's Parcel Number: 015-060-048  
 Application Number: MST2007-00077  
 Owner: Christine Garvey and George Gelles  
 Architect: Peter Becker

(This structure was deemed eligible for City Landmark status. Proposal to demolish an existing 529 square foot detached two-car garage and to construct a new 598 square foot two-car garage. Approximately 300 square feet of the existing driveway and landscaped area will be reconfigured for the new garage approach, 300 square feet of the existing garage area will be converted to motorcourt, and 229 square feet of the existing garage area will be landscaped. Also proposed is to demolish 500 square feet of an existing lath house, abate enforcement case ENF2006-00832, and receive final inspection and signoff for expired building permit BLD2003-02234.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)**

Present: Peter Becker, Architect

Public comment opened at 5:08 p.m.

Kellam De Forest, local resident, asked if the building's historical actuality would be compromised by changing the footprint and placing the garage next to the house.

Public comment closed at 5:09 p.m.

Straw votes: How many of the Commissioners would prefer that the garage be detached? 4/2.

How many of the Commissioners would prefer that the garage be attached? 2/4.

**Motion:** **Continued two weeks with the following comments:** 1) Applicant is to study other possibilities considering the Commission's suggestion to provide a detached garage. 2) Provide more information about the site along with more photographs.

Action: La Voie/Adams, 6/0/0. (Hausz/Murray absent.) Motion carried.

### **REVIEW AFTER FINAL**

15. 715 SANTA BARBARA ST C-2 Zone

(5:23) Assessor's Parcel Number: 031-081-007  
 Application Number: MST2006-00279  
 Owner: Santa Barbara Historical Society  
 Architect: John Pitman  
 Contractor: Frank Schipper

(Proposal for a new parking lot, electrical enclosure, and landscaping to be installed after completion of separately permitted site remediation on two of three sites for the Santa Barbara Historical Museum (APNs 031-081-005 & 031-081-007) located at 715 Santa Barbara Street and 118 East de la Guerra Street. The third site at 136 East de la Guerra is within the County's jurisdiction.)

**(Review after final of exterior changes including: the addition of wrought iron gates and an adobe wall; add/replace walkway; replace decomposed granite paving with flagstone paving; replace lawn with decomposed granite; and add a new pergola.)**

Present: Martha Degasis, Landscape Architect  
 David Bisol, Executive Director  
 Amalia Coffey, URS Corporation, Southern California Edison

Public comment opened at 5:32 p.m.

Kellam De Forest, local resident, suggested using the new decomposed granite surface bonded with cactus fuse that is being used at the new addition to El Presidio.

Public comment closed at 5:33 p.m.

Straw votes: How many of the Commissioners could support the flagstone as designed in the courtyard? 4/2.

How many of the Commissioners would like to see more landscaping in keeping with the flagstone? 6/0.

**Motion:** Final approval of the Review After Final, accepting the flagstone paving in the courtyard, and continued two weeks to Consent for the applicant to return with revised drawings.

**Action:** Pujo/Sharpe, 5/1/0. (Naylor opposed. Hausz/Murray absent.) Motion carried.

### **CONCEPT REVIEW – CONTINUED**

16. 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: El Encanto, Inc.  
 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.)

**(Concept Review of the master site landscape plan.)**

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

**This item was postponed two weeks to March 21, 2007.**

### **CONCEPT REVIEW – CONTINUED**

17. 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: El Encanto, Inc.  
 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, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)**

**This item was postponed two weeks to March 21, 2007.**

**CONSENT CALENDAR****FINAL REVIEW**

A. 3030 DE LA VINA ST C-2/SD-2 Zone

Assessor's Parcel Number: 051-121-014  
Application Number: MST2007-00030  
Owner: Housing Authority of the City of Santa Barbara  
Applicant: Thomas Moore

(This is on the City's List of Potential Historic Resources. Proposal to raise the rear patio by approximately two feet and construct a deck, replace wood fencing, replace windows in kind, remove as-built lights and install new light fixtures, remove an exterior water heater closet, paint building exterior, and install a memorial plaque on the front elevation of the building.)

**(Final approval of tile plaque and exterior color selection is requested.)**

**Postponed to March 31, 2007, at applicant's request.**

**FINAL REVIEW**

B. 2 ROSEMARY LN E-1 Zone

Assessor's Parcel Number: 015-093-018  
Application Number: MST2006-00546  
Owner: Wesley Gibson  
Landscape Architect: Bethany Clough

(This residence designed by Harriet Moody was determined to be landmark-worthy in an Historic Structures/Sites Report prepared by Post-Hazeltine Associates and accepted by the Historic Landmarks Commission on March 8, 2006. Proposal for a new swimming pool, spa, hardscaping, landscaping, and fencing on an 8,726 square foot parcel.)

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

**Final approval as noted on the drawings. Applicant to submit to Staff a manufacturer's cut sheet for the paver.**

**FINAL REVIEW**

C. 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: El Encanto, Inc.  
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 is requested for the Main Building of Group B.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)**

**Conditioned approval with changes as noted on drawings and the condition that a redesign of Detail 12 on Sheet A.01.12.12, be submitted to the Consent Calendar for approval in two weeks.**

**REVIEW AFTER FINAL**

D. 2559 PUESTA DEL SOL E-1 Zone

Assessor's Parcel Number: 023-271-003  
Application Number: MST2006-00559  
Owner: Santa Barbara Museum of Natural History  
Architect: Dwight Gregory, AIA

(This is a Structure of Merit: Museum of Natural History. Proposal to add a rooftop HVAC unit on the Bird Habitat Hall.)

**(Review after final of change to location of rooftop mechanical equipment and screen.)**

**Final approval of review after final as noted on drawings.**

**REVIEW AFTER FINAL**

E. 209 STATE ST HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-042-012  
Application Number: MST2005-00266  
Owner: Redevelopment Agency/Santa Barbara  
Agent: Marck Aguilar  
Business Name: Amtrak Passenger Station

(This is a Historic Landmark. Proposal to place a rail car on existing rail spur at the west end of the existing rail station.)

**(Reinstatement of expired HLC final approval granted September 28, 2005.)**

**Final approval of the review after final as submitted.**

**REVIEW AFTER FINAL**

F. 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 two wrought iron security gates at two entry stair locations on Chapala Street and De La Guerra Street.)**

**Continued two weeks to the Consent Calendar.**

**FINAL REVIEW**

G. 734 E ANAPAMU ST R-3 Zone  
Assessor's Parcel Number: 029-191-001  
Application Number: MST2006-00556  
Owner: Evans Stout  
Applicant: Tim Steele

(This is a City Landmark: Little Granada Residence. Proposal to add a 362 square foot, one-story workshop with a 150 square foot basement to an existing 2,596 square foot single-family residence on a 6,966 square foot parcel. Also proposed is the construction of a 13' x 30' in-ground swimming pool.)

**(Final approval is requested for the remainder of the project. The swimming pool portion of the project received final approval on February 7, 2007.)**

**Final approval as submitted.**

**NEW ITEM**

H. 811 STATE ST B C-2 Zone  
Assessor's Parcel Number: 037-400-011  
Application Number: MST2007-00099  
Owner: ESJ Centers  
Agent: Kevin Dumain  
Architect: Designarc  
Business Name: California Pasta

(Proposal for new rooftop mechanical equipment, new exterior paint, and new ceramic tile on the storefront of the California Pasta restaurant in Paseo Nuevo shopping mall.)

**Final approval as submitted.**

**\*\* MEETING ADJOURNED AT 5:50 P.M. \*\***