



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, December 12, 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 – Absent  
    LOUISE BOUCHER – Present  
    KEN CURTIS – Present  
    STEVE HAUSZ – Present  
    FERMINA MURRAY – Present  
    SUSETTE NAYLOR – Absent  
    DONALD SHARPE – Present
- ADVISORY MEMBER:**      DR. MICHAEL GLASSOW-Absent
- CITY COUNCIL LIAISON:**      ROGER HORTON-Present from 4:08 p.m. to 4:39 p.m.
- PLANNING COMMISSION LIAISON:**      STELLA LARSON-Present
- STAFF:**      JAIME LIMÓN, Design Review Supervisor – Present  
                                  JAKE JACOBUS, Urban Historian – Present  
                                  KATHLEEN KENNEDY, Assistant Planner – Present at 3:42 p.m.  
                                  SUSAN GANTZ, Planning Technician II – Present  
                                  KATHLEEN GOO, Alternate 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	Master Application & Submittal Fee - (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 folded plans 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 December 7, 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. on Channel 18.

**GENERAL BUSINESS (1:36):**

- 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.)

Marilyn Loperfino, Santa Barbara Arts and Craft Show Advisory Committee, commented on the failed appeal at City Council this week.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of November 28, 2007.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of November 28, 2007, with corrections.**

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

- C. Consent Calendar.

**Motion: Ratify the December 12, 2007, Consent Calendar as reviewed by Chair La Voie and Commissioner Adams.**

Action: Boucher/Hausz, 7/0/0. (Adams/Naylor 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) New members to City Advisory Boards and Commissions will be appointed at the December 18<sup>th</sup> City Council meeting.
- b) Commissioners Adams and Naylor will be absent from today's meeting.
- c) Commissioner Sharpe will be stepping down from Item 7, 210 W. Carrillo Street.
- d) Agenda Item 8, 914 Chapala Street, has been postponed to January 23, 2008, at the applicant's request.
- e) The appeal of this Commission's denial of the proposed project at 517 Chapala Street will be heard by the City Council on Tuesday, March 4, 2008. Staff requested a Commission member representative at that hearing. It was deemed too soon to determine a volunteer representative from the Commission for that appeal hearing.

f) The Commission recognized opposition letters submitted for each agenda item from Paula Westbury.

2. Chair La Voie announced City Council denial of the appeal of the Commission's approval of the Cabrillo Boulevard Landscaping and Paving Plan. Jake Jacobus and Jaime Limón, Senior Planner, clarified Council's direction was a desire not to make significant changes to the project which would further delay the project. Staff will review possible alternatives to increase the space adjacent to the curb with additional paving in inches and the proposed final details would return to the Consent Calendar.

E. Subcommittee Reports.

Commissioner Hausz reported on the Outdoor Lighting and Street Lighting Subcommittee. He requested a site visit and commentary by other Commission members on experimental retro-fitted metal halide security lighting fixtures replacing high pressure sodium on Garden Street between the waterfront and Yanonali Street.

Jake Jacobus, Associate Planner/Urban Historian reported for the Wine Cask Subcommittee regarding detailed plans and report by Alexandra Cole for the fountain, tree replacement, and other landscaping issues for the pending Wine Cask project.

F. Possible Ordinance Violations.

Commissioner Pujo stated that a sign/banner violation has been reported at the yogurt shop located on the 600 Block of State Street. Staff stated that the violation is now being reviewed and processed.

## **ARCHAEOLOGY REPORT**

1. 226 W DE LA GUERRA ST R-3/R-4 Zone  
 (1:55) Assessor's Parcel Number: 037-041-015  
 Application Number: MST2004-00675  
 Applicant: Steve Harrel

(Proposal for a two-story, 3,231 square foot triplex residential condominium. The proposal would add 138 square feet to an existing 978 square foot single-family residence, construct a second-story with two attached residential units. Parking is provided in a new attached 236 square foot one-car garage and existing four-car garage on the 6,250 square foot lot. Staff Hearing Officer approval is requested for the condominium project.)

**(Review of Addendum Letter to the Phase I Archaeological Resources Report prepared by Larry A. Carbone of Western Points Archaeology.)**

Present: Steve Harrel, Applicant

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

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

**HISTORIC STRUCTURES REPORT**

2. 1820 DE LA VINA ST R-4 Zone

(1:56) Assessor's Parcel Number: 027-022-022  
 Application Number: MST2007-00590  
 Applicant: Peikert Group  
 Architect: Peikert Group Architects

(Proposed future demolition of five existing residential units and construction of 10 to 14 condominium units. The exact scope of the proposed project has not yet been determined.)

Present: Pamela Post, Post-Hazeltine Assoc.  
 Tim Hazeltine, Post-Hazeltine Assoc.  
 Lisa Plowman, Peikert Group Architects  
 Mark and Val Maldonado, Property Owners

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that the report concludes that the structure is not historically significant due to alterations and deterioration. However, the residence next door at 1826 De La Vina Street has a significant craftsman porch and façade with character defining features of the only remaining caliber on that block front. He supports the conclusions in the report and invited Commission comment on the conclusions in the report. Chair La Voie requested edits to the report and requested staff to refer the Advisory Recommendations section of the report to the Architectural Board of Review (ABR). Commissioner Pujo requested that the existing site plan drawing be incorporated into the report.

Public comment opened at 1:58 p.m.

Kellam de Forest commented that the report did not adequately address the trees and stonework of the proposed project (which the Commission pointed out that the report did address these issues).

Public comment closed at 1:59 p.m.

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

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

**HISTORIC STRUCTURES REPORT**

3. 110 W SOLA ST C-2 Zone

(2:05) Assessor's Parcel Number: 039-062-010  
 Application Number: MST2007-00413  
 Architect: Lenvik & Minor Architects

(This is a revised project description: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a new, three-story, 37'-6" tall mixed-use development. The project will comprise four residential condominium units ranging in size from 2,173 square feet to 3,060 square feet and three commercial condominium units totaling 2,424 square feet. Sixteen covered parking spaces will be provided on the ground level of this 15,930 square foot parcel. There will be approximately 470 cubic yards of grading excavation. This project will require Staff Hearing Officer approval of a Tentative Subdivision Map and the condominium development. Original Historic Structures/Sites Report reviewed under MST2007-00427.)

**(Review of Letter Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum assesses the impacts of the revised proposed project.)**

Present: Jeff Gorrell, Architect  
Alexandra Cole, Historical Consultant

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

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

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

### **CONCEPT REVIEW - CONTINUED**

4. 110 W SOLA ST C-2 Zone

(2:07) Assessor's Parcel Number: 039-062-010  
Application Number: MST2007-00413  
Architect: Lenvik & Minor Architects

(This is a revised project description: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a new, three-story, 37'-6" tall mixed-use development. The project will comprise four residential condominium units ranging in size from 2,173 square feet to 3,060 square feet and three commercial condominium units totaling 2,424 square feet. Sixteen covered parking spaces will be provided on the ground level of this 15,930 square foot parcel. There will be approximately 470 cubic yards of grading excavation. This project will require Staff Hearing Officer approval of a Tentative Subdivision Map and the condominium development. Original Historic Structures/Sites Report reviewed under MST2007-00427.)

**(Second Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP AND CONDOMINIUM DEVELOPMENT.)**

Present: Jeff Gorrell, Architect

Public comment opened at 2:27 p.m.

Kirk Gradin, representing the adjacent Institute of World Culture at 1407 Chapala Street expressed concern regarding the extended patio areas, the third level outdoor, and related privacy issues impacted by the proposed project.

Kellam de Forest expressed concern regarding the architectural design of the proposed project in relation to other styles in the neighborhood.

Public comment ended at 2:31 p.m.

- Straw votes:
- 1) How Commissioners would support the required 5-foot setback modification (i.e., as a Landmark Qualifying Structure)? 4/3.
  - 2) How many Commissioners would support the 9-foot setback modification request on the second floor as proposed? 4/3.
  - 3) How many Commissioners believe the building needs to be reduced in height over the garage? 6/1. (Hausz opposed).

**Motion:** **Continued indefinitely to the Staff Hearing Officer with the following comments:**

- 1) The Commission feels that the project has been much improved in scale and architecture from the previous proposal, and that a certain finessing is required for the project to proceed, particularly on the north elevation as it faces the adjacent Mortimer Cook House.
- 2) Some modulation of the Sola Street elevation is needed to mitigate the strong horizontals.
- 3) Some privacy consideration needs to be given to the adjacent structure.
- 4) The Commission finds the setbacks from Chapala and Sola Streets exemplary, as well as the promise of lush landscaping in those areas and the re-creation of the sandstone wall matching that in front of the Upham Hotel.
- 5) The size, bulk, and scale are acceptable.
- 6) Reduce the height where possible, particularly on the southwest corner.
- 7) Some finessing of the composition of the windows on Sola Street is needed to make them more idiosyncratic.
- 8) Lower the height of the garage openings as much as possible.
- 9) Reduce or modulate the window and door head heights on the second floor.
- 10) The waiving of the 6-foot wall requirement would be supported in lieu of landscaping.

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

**HISTORIC STRUCTURES REPORT**

## 5. 35 STATE ST

HRC-2/SD-3 Zone

(3:00) Assessor's Parcel Number: 033-102-004  
 Application Number: MST2007-00538  
 Applicant: Ray Wicken, Managing Director  
 Architect: Yvan Lebroc  
 Landscape Architect: Philip Suding  
 Agent: Ken Marshall  
 Engineer: Penfield & Smith Engineers, Inc.  
 Owner: Mf Santa Barbara  
 Applicant: Teri Malinowski

(Proposal for Entrada de Santa Barbara 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. This particular application is for Area "A", the Californian Hotel (a.k.a. 35 State Street), a structure that is on the city's list of Potential Historic Resources. An Historic Structures Report prepared by Preservation Planning Associates dated September 5, 1997 and subsequently reviewed and accepted by the Historic Landmarks Commission identifies the Californian Hotel as eligible for City Landmark status under criteria A, C, D, E, and I. The 1997 Historic Structures Report evaluated the effects of retaining the Californian Hotel and the addition of a new three story building to the southwest side of the Californian Hotel. Area A's existing development application approval entitlements are for 44 bedrooms within 18 units and 13,920 sq. feet. of non-residential floor area. The Historic Landmarks Commission is requested to review the proposal for the partial demolition of the structure and the proposed alterations to the existing State Street and Mason Street facades.)

**(Review of Letter Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum analyzes the impacts of the current proposal on the Californian Hotel.)**

Present: Alexandra C. Cole, Historical Consultant  
 Rye Syfan, Structural Engineer from Taylor & Syfan  
 Ken Marshall, Agent/Planner  
 Bruce Bartlett, Architect from Design Arc Architects

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

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

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



**CONCEPT REVIEW - CONTINUED**

6. 35 STATE ST

HRC-2/SD-3 Zone

(3:06) Assessor's Parcel Number: 033-102-004  
 Application Number: MST2007-00538  
 Applicant: Ray Wicken, Managing Director  
 Architect: Yvan Lebroc  
 Landscape Architect: Philip Suding  
 Agent: Ken Marshall  
 Engineer: Penfield & Smith Engineers, Inc.  
 Owner: MF Santa Barbara  
 Applicant: Teri Malinowski

(Proposal for Entrada de Santa Barbara 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. This particular application is for Area "A", the Californian Hotel (a.k.a. 35 State Street), a structure that is on the city's list of Potential Historic Resources. A Historic Structures Report prepared by Preservation Planning Associates dated September 5, 1997 and subsequently reviewed and accepted by the Historic Landmarks Commission identifies the Californian Hotel as eligible for City Landmark status under criteria A, C, D, E, and I. The 1997 Historic Structures Report evaluated the effects of retaining the Californian Hotel and the addition of a new three story building to the southwest side of the Californian Hotel. Area A's existing development application approval entitlements are for 44 bedrooms within 18 units and 13,920 square feet of non-residential floor area. The Historic Landmarks Commission is requested to review the proposal for the partial demolition of the structure and the proposed alterations to the existing State Street and Mason Street facades.)

**(Continued Concept Review.)**

**(PROJECT REQUIRES COMPLIANCE WITH CITY COUNCIL RESOLUTION NO. 01-103.)**

Present: Bruce Bartlett, Architect with Design Arc Architects  
 Mark Shields, Design Arc Architects  
 Ken Marshall, Agent/Planner with Dudek

Public comment opened at 3:19 p.m. and, as no one wished to speak, it was closed at 3:20 p.m.

**Motion:** **Continued indefinitely with the following comments:** 1) The Commission appreciates the continuing effort to preserve the building, particularly to keep intact the State Street elevation. 2) The Commission does not want to see extraneous structures or even necessary structures in excess on the roof of the building. 3) The Commission supports the general direction of the Mason Street elevation. 4) The Commission is looking for more refinement in the forth floor loggia and location of the balconies. 5) There needs to be some resolution and simplification on the choice of windows. 6) The rear elevation needs to have the same character as the Mason Street elevation as it is visible to the city. 7) Applicant to study whether one elevator is adequate for the number of rooms.

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

**Commission Comment:** The Commission would like to see the new building set back a depth of at least the depth of the arcade.

**CONCEPT REVIEW - NEW**

7. 210 W CARRILLO ST

C-2 Zone

(3:42) Assessor's Parcel Number: 039-271-025  
Application Number: MST2007-00554  
Owner: Steve Delson  
Architect: Conceptual Motion

(Proposal for demolition of the existing Radio Square shopping center which consists of approximately 18,000 sq. ft. of commercial square footage and the construction of a new two-, three- and four-story mixed-use development. The proposed project will be comprised of 10,557 square feet (net) of commercial space, 62,655 square feet (net) of residential space and two levels of underground parking with 138 parking spaces. There will be a total of 55 residential condominium units (34 market rate and 21 affordable) and two commercial condominium units. A modification to allow 29 bonus density residential units is requested. The project site is a 1.17 acre lot located in El Pueblo Viejo Landmark District. The previous proposal under MST2005-00772 has been withdrawn.)

**(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND A MODIFICATION TO ALLOW BONUS DENSITY UNITS.)**

Present: Steve Yates and Gerhard Mayer, Architects with Conceptual Motion  
Katie O'Reilly Rogers, Landscape Architect  
Steve Delson, Property Owner  
Kathleen Kennedy, City Assistant Planner

Staff comment: Ms. Kennedy commented that the proposed project will be going to the Planning Commission sometime in February, 2008.

Public comment opened at 3:55 p.m.

Violet Gray expressed concern regarding traffic density and the large scale and dissimilar style of the proposed project to rest of the neighborhood.

Kellam de Forest expressed concern regarding the large scale of the proposed project incompatible with the surrounding neighborhood.

Chris Henson for Coastal Housing Coalition expressed support for the proposed project in providing much needed housing for the area.

Public comment ended at 4:02 p.m.

Motion: Motion for denial of the project. (Motion failed due to concept review and lack of second.)

**Substitute**

**Motion:** **Continued indefinitely with the following comments:** 1) The Commission does not find the project acceptable in the architectural expression per the HLC Guidelines and Ordinance requirements, nor especially in neighborhood compatibility as expressed in the Neighborhood Preservation Ordinance and Urban Design Guidelines, in light of the adjacent existing development of some historical interest to the immediate north (of mostly one and two story houses), and existing and most recent developments across and to the west along Carrillo Street. 2) The mass of the building is too large and would benefit from a reduction of units. 3) The Commission requests a refinement of the internal circulation in the experience of the paseos and plazas as the project develops. 4) The Commission appreciates and supports the total underground parking, and the plaza on the corner of De La Vina and Carrillo Streets. 5) The Commission appreciates the pedestrian experience and commercial access from Carrillo Street.

Action: Boucher/Curtis, 7/0/0. (Adams/Naylor absent. Sharpe stepped down.) Motion carried.

**\*\*\* THE COMMISSION RECESSED FROM 4:39 P.M. TO 4:54 P.M. \*\*\***

**CONCEPT REVIEW - CONTINUED**

## 8. 914 CHAPALA ST

C-2 Zone

Assessor's Parcel Number: 039-321-047  
 Application Number: MST2007-00541  
 Applicant: Victor Garza  
 Architect: Paul Poirier

*(Proposal to demolish five arcades at City Parking Lot #2 and replace with enhanced landscaping, planters, and a pergola at the W. Canon Perdido Street elevation. The existing raised planters on the north and east elevations are proposed to be clad in sandstone. On the north elevation, new landscaping will include four Sweetshade trees, one Queensland Umbrella tree, two Giant Birds of Paradise, one Jacaranda tree, and nine Tree Ferns. One eight foot tall King Palm tree will be removed. On the east elevation, one Cork Oak tree will be replaced with a more appropriate specimen, and six Tree Ferns and six Pygmy Date Palms will be planted. On the south elevation, two Eucalyptus citriodora trees will be replaced.)*

***(Third Concept Review.)***

**This item was postponed to January 23, 2008, at the applicant's request.**

**CONCEPT REVIEW - CONTINUED**

9. 113 HARBOR WAY

HC/SD-3 Zone

(4:55) Assessor's Parcel Number: 045-250-004  
Application Number: MST2005-00434  
Applicant: Steve Hyslop  
Architect: David Van Hoy  
Business Name: Chuck's Waterfront Grill

(This is a revised Project Description. This is a City Landmark: "Naval Reserve Armory." Proposal to construct a steel and sailcloth awning structure over an existing outdoor dining patio, a six foot tall glass windscreen with bronze supports, and a 36" gas fire pit.)

**(Third Concept Review.)**

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

Present: David Van Hoy, Architect  
Alexandra Cole, Historical Consultant  
Larry Stone and Steve Hyslop, Applicants/Owners of Chuck's Waterfront Grill

Public comment opened at 5:15 p.m.

George Writer, President of the Board of Santa Barbara Maritime Museum expressed support of the proposed project.

Kellam de Forest also expressed support of the proposed project.

Public comment ended at 5:17 p.m.

**Motion:** Preliminary Approval and continued indefinitely to Full Board with the comment for the Applicant to return with in-progress drawings, materials, and more information on the fittings and color proposals for the building, making the Historic Resource Findings that the project will not cause a substantial adverse change in the significance of an historical resource, and (re-opened Findings for Alterations to an Historic Landmark that 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 of the Landmark.

**Action:** Sharpe/Curtis, 7/0/0. (Adams/Naylor absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

10. 915 STATE ST C-2 Zone

(5:28) Assessor's Parcel Number: 039-321-039  
 Application Number: MST2007-00545  
 Architect: Cearnal Andrulaitis LLP  
 Business Name: Former Boon Mee Tenant Space

(Proposal to remodel the front and rear facades of an existing commercial building. The alterations include enclosing the existing entry area resulting in a 42 square foot addition, and a new trash enclosure within the existing building footprint at the rear of this 3,727 square foot commercial building.)

**(Third Concept Review.)**

Present: Brian Cearnal, Architect  
 David Hughes, Owner

Straw vote: How many of the Commission could support State Street Elevation Option A with the storefront in and the cut-outs and genoise on top? 4/3.

Public comment opened at 5:33 p.m. and, as no one wished to speak, it was closed at 5:34 p.m.

Motion: **Preliminary Approval of the State Street Option as presented with details and final drawings to return to the Consent Calendar on January 9, 2008.**

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

**CONCEPT REVIEW - NEW**

11. 12 W DE LA GUERRA ST C-2 Zone

(5:37) Assessor's Parcel Number: 037-400-012  
 Application Number: MST2007-00605  
 Applicant: Ron Brett- Investec  
 Business Name: Kahuna Grill

(Proposal to enclose an existing outdoor dining area resulting in 449 square feet of new commercial floor area. The new storefront system would be consistent with other shops in the Paseo Nuevo shopping center. Development Plan Approval findings are required.)

**(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)**

Present: Ron Brett, Applicant  
 Kelly Brown, Owner

Public comment opened at 5:45 p.m. and, as no one wished to comment, closed at 5:46 p.m.

**Motion: Final Approval making the following Development Plan Approval Findings:**

1. The proposed development complies with all provisions of the Zoning Ordinance, based on a preliminary plan check review by Planning Division staff. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division;

2. The proposed development is consistent with the principles of sound community planning, as determined by the project's consistency with the City's General Plan;
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 remain compatible with the neighborhood;
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock because the project site is an existing retail site;
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources as the proposed use will be the same as the existing and there will be no increase in water usage resulting from that use;
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic because the proposed use of the space will remain the same; and
7. Due to the low impacts of the proposed project, traffic improvements will not be required at the time of project occupancy.

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

### **CONCEPT REVIEW - NEW**

12. 928 STATE ST C-2 Zone  
 (5:43) Assessor's Parcel Number: 039-322-032  
 Application Number: MST2007-00615  
 Applicant: Cearnal Andrulaitis, LLP  
 Business Name: Pier One

(This structure is on the City's List of Potential Historic Resources: "Rogers Furniture Building." Proposal to remove an existing 4,375 square foot interior mezzanine, stairwell, and elevator and to construct a new 285 square foot stairwell and elevator tower and other work including two new windows and new 186 square foot stairwell. A new breezeway with trellis will be constructed on the roof to connect the elevator and stairs to the existing second story.)

#### **(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Present: Brian Cearnal, Architect/Applicant

Public comment opened at 5:53 p.m. and, as no one wished to speak, it was closed at 5:54 p.m.

**Motion: Preliminary Approval and continued indefinitely to Full Board with the following comments:** 1) The Commission requested a different type of awning on the rear elevation, mechanical units identified, and a section indicating that they will be screened from the horizontal plane. 2) Applicant to return with a landscape plan and provide lighting and hardware.

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

**CONSENT CALENDAR****NEW ITEM**

- A. 401 E FIGUEROA ST R-3 Zone  
Assessor's Parcel Number: 029-173-022  
Application Number: MST2007-00601  
(Proposal to permit as-built work and replace eight wood windows with white vinyl (same sized openings) and apply new wood siding painted to match the garage.)

**Final Approval as submitted with findings that the house has lost its significance due to alterations. Hardship clause to allow the proposed material.**

**FINAL REVIEW**

- B. 631 GARDEN ST C-M Zone  
Assessor's Parcel Number: 031-152-028  
Application Number: MST2007-00089  
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.)

(Final approval of exterior lighting photometric study is requested.)

**Final Approval with the condition that the parking lot lighting shall be high pressure sodium and compact fluorescent lamps and shall be concealed from public view.**

**FINAL REVIEW**

- C. 1129 STATE ST C-2 Zone  
Assessor's Parcel Number: 039-231-037  
Application Number: MST2007-00568  
Architect: Subic & Associates

(This is on the City's List of Potential Historic Resources and the California Inventory of Historic Resources: "San Marcos Court Building." Proposal to demolish 985 square feet of commercial floor area in an existing 99,483 square foot commercial building. Proposed alterations include new paint finishes, a new trash enclosure, new exterior floor materials, courtyard landscaping and lighting, a new arched breezeway on W. Anapamu Street, and relocating historic transom windows. Original project was reviewed and approved under MST2006-00197.)

(Final approval of exterior details is requested.)

**Final Approval as noted on Sheet L-1 of the plans.**

**FINAL REVIEW**

D. 1535 SANTA BARBARA ST R-3 Zone

Assessor's Parcel Number: 027-241-005  
Application Number: MST2007-00266  
Architect: Peikert Group Architects  
Landscape Architect: Robert Fowler

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings; accessibility and upgrading of architectural finishes; replacement of 11 windows in the Parish Hall; enclosing the 310 square foot loggia on the east side of the Parish Hall; adding a new terrace with new 678 square foot storage room below; and landscape and hardscape improvements in the Jefferson Hall Courtyard. Also proposed is to install new windows at classroom B, the Blake Building, and a new 15-space parking lot.)

(Final approval of exterior details is requested.)

**Final Approval as noted on Sheet L-1 on the plans.**

**REVIEW AFTER FINAL**

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

Assessor's Parcel Number: 017-680-013  
Application Number: MST2004-00653  
Architect: Henry Lenny

(Proposal to make revisions to the existing patio, awnings, new flooring, garden walls, exterior fireplace, fountain, new door to be replaced with window; new awning at pre-function entrance.)

**(Proposal for the temporary placement of two 24' x 60' prefabricated office trailers to remain in place in the Doubletree Hotel parking lot for a period of 24 months. The trailers will house construction support staff during construction of the new Waterfront Hotel at 433 E. Cabrillo Blvd. across the street.)**

**Final Approval as submitted.**

**REVIEW AFTER FINAL**

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

Assessor's Parcel Number: 017-680-013  
Application Number: MST2004-00653  
Architect: Henry Lenny

(Proposal to make revisions to the existing patio, awnings, new flooring, garden walls, exterior fireplace, fountain, new door to be replaced with window; new awning at pre-function entrance.)

(Review of change to brick pathway leading to new spa entry.)

**Continued to January 9, 2008.**



**REVIEW AFTER FINAL**

G. 628 STATE ST C-M Zone

Assessor's Parcel Number: 037-132-026  
Application Number: MST2005-00584  
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.)

(Review of change to covering over trellis.)

**Final Approval as submitted.**

**REVIEW AFTER FINAL**

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

Assessor's Parcel Number: 017-680-009  
Application Number: MST95-00175  
Business Name: Waterfront Hotel  
Architect: Henry Lenny  
Architect: Gregory Burnett  
Applicant: Parker Family Trust

(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.)

(Review of change to wall at northern property line adjacent to railroad right-of-way.)

**Final Approval as noted on the drawing.**

**REVIEW AFTER FINAL**

I. 333 JUNIPERO PLAZA E-1 Zone

Assessor's Parcel Number: 025-261-003  
Application Number: MST2003-00911  
Architect: Kent Mixon  
Landscape Architect: David Pfifer

(This is a City Landmark (Francisca de la Guerra Dibblee Residence). Proposal to convert an existing 520square foot garage to storage use and construct a detached 440 square foot, two-car garage with an attached 150 square foot storage area on the east side of the house. The project also includes removing two sets of trellis and fruit trees on the west side of the house, the construction of a new 280 square foot master bath, a new door entry, and the reconfiguration of six courtyard openings on the south elevation. Additionally proposed is a 12 by 40 foot swimming pool, arbor, fountain, Zen garden, and new access to the upper garden. As part of the building construction, the existing plaster and brick substrate will be removed and replaced with dimensional framing and replastered to exactly match the existing condition.)

(Review After Final of underground pool equipment vault details.)

**Final Approval as submitted.**

**\*\* MEETING ADJOURNED AT 6:07 P.M. \*\***