



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, July 7, 2010

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

- SUSETTE NAYLOR, *Chair* – Present
- DONALD SHARPE, *Vice-Chair* – Present
- ROBERT ADAMS – Present
- LOUISE BOUCHER – Present
- MICHAEL DRURY – Present
- FERMINA MURRAY – Present
- ALEX PUJO – Present at 1:56 p.m.
- CRAIG SHALLANBERGER – Absent
- PHIL SUDING – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

MICHAEL SELF – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Present until 2:00 p.m.
- JAKE JACOBUS, Urban Historian – Present
- SUSAN GANTZ, Planning Technician – Present
- GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items received a mailed notice and were subject to a public hearing.
- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- ** Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals 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.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- ** **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/hlc. **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

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 Thursday, July 1, 2010, 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/hlc.
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 *Live Broadcast*. An archived video copy of this meeting is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking *Online Meetings*.

GENERAL BUSINESS (1:30):

- A. Public Comment:

Michael Self, City Council Liaison, commented about the 517 Chapala Street appeal that was heard on June 22, 2010, at City Council. She provided copies of the City's Charter that indicates the HLC's authority in the design review process and in providing the City Council with comments that may help protect historic districts in the city. She expressed her appreciation for the service HLC members provide to the city.

Robert Maxim, local resident, commented about the proposed installation of a bulb-out at Carrillo and Anacapa Streets (100 Blk E Carrillo Street) that was approved at the last HLC meeting. Commissioner Boucher requested a Reconsideration Hearing of the Commission's approval at the next HLC meeting. Mr. Limón stated that an appeal has been filed and he explained the Reconsideration process.

- C. Approval of the minutes of the Historic Landmarks Commission meeting of June 24, 2010.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 24, 2010, with corrections.

Action: Suding/Sharpe, 7/0/0. (Pujo/Shallanberger absent.) Motion carried.

- D. Consent Calendar.

Motion: Ratify Item B on the Consent Calendar as reviewed by Commissioner Suding.

Action: Adams/Murray, 7/0/0. (Pujo/Shallanberger absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) Commissioner Pujo would be a few minutes late, Commissioner Murray would be leaving at 4:00 p.m., Chair Naylor would be leaving at 6:00 p.m., and Commissioner Shallanberger would be absent.
- b) Commissioners Adams and Suding will attend the Lower Mission Creek Flood Control Project Subcommittee meeting on Thursday, July 15th from 12:00 – 1:00 p.m. in the Community Development Director's Conference Room on the second floor of 630 Garden Street.

- c) There will be a joint Planning Commission/Historic Landmarks Commission meeting on Wednesday, July 21st to discuss an updated Master Plan for the Santa Barbara Museum of Natural History. The meeting will be on the HLC full board agenda and will begin at approximately 1:45 p.m.
2. Heather Baker, Project Planner, announced that topics of specific interest to the HLC will be part of next fiscal year's Design Review training, such as the application process, historic preservation, saving the historic fabric of the city without destroying its culture, and history of automobile-based urban planning.
3. Ms. Baker reported on the "Enhancing Your Community Through Tree Preservation" training that took place at the Architectural Board of Review and Single Family Design Board meetings in June.
4. Commissioner Drury disclosed that he toured the El Encanto Hotel property with a design team member, particularly the northeast, east and southeast corners, to re-familiarize himself with the project.

F. Subcommittee Reports.

Commissioner Suding announced that on June 30 the *El Encanto Hotel Subcommittee* met and reviewed the Mission Village buildings.

CONCEPT REVIEW - NEW

1. 1111 E CABRILLO BLVD

HRC-1/SD-3 Zone

(1:57) Assessor's Parcel Number: 017-352-004
 Application Number: MST2010-00200
 Business Name: Mar Monte Hotel
 Owner: Hyatt Development Corporation
 Agent: Tynan Group
 Architect: Shlemmer+ Algaze+Associates

(The "Santa Clara" building, one of three buildings on site, is on the City's List of Potential Historic Resources: "Mar Monte Hotel." Proposal for interior and exterior alterations including renovations to the swimming pool, lobby, spa, and guest rooms. The swimming pool coping and deck will be replaced with new, and landscaping improvements will be made in the pool area as well. Several existing stucco walls will be replaced with wrought iron railings and one existing guest room window will be replaced with sliding doors. Several guest rooms will be combined to create suites, so the number of hotel rooms will change from 174 to 170. The number of existing parking spaces of 158 will not change. Also included is to replace an existing railing and columns (in the spa lobby) with a new stucco wall. This 110,599 square foot parcel is located in the appealable jurisdiction of the Coastal Zone and will require a Coastal Exclusion.)

(Comments only; project requires Environmental Assessment and Coastal Review.)

Present: Cameron Carey, Agent
Raymond Ulmer, Architect

Public comment opened at 2:13 p.m.

Kellam de Forest, local resident, commented about the stucco walls proposed to be removed, public view of the building, and the wall next to the spa affecting the architecture.

Public comment closed at 2:15 p.m.

Motion: Continued four weeks with the following comments:

1. Sheets A-1.2. and A-3.4:

- a) There is concern with how the glazing is filled in and another solution should be explored.
- b) Restudy the wrought iron balcony.
- c) There is concern about hiding the arched opening, which is a characteristic feature of the building, with the proposed screen wall.
- d) Openings proposed on the screened wall should be appropriate to the architecture.

2. Sheet A-2.1: The proposed double sliding doors would not be a traditional way of breaking up the wall and is not supportable.

3. Sheet A-2.2: The existing should remain as is, or something similar should be proposed.

4. Sheet A-3.3: It is preferred that the plaster on the balcony remain.

5. Pool area:

- a) The way the paving and pattern are mixed is too contemporary. A more traditional approach should be proposed for the paving.
- b) The plant palette is appropriate, including the proposed palm trees.
- c) The planting should be into the ground wherever possible instead of being placed in pots.

Action: Pujo/Drury, 8/0/0. (Shallanberger absent.) Motion carried.

Commission comment: It would be preferred that the stucco be smooth trowled.

CONCEPT REVIEW - CONTINUED**2. 26 CHAPALA ST**

R-4/SD-3 Zone

(2:41) Assessor's Parcel Number: 033-102-001
 Application Number: MST2010-00176
 Owner: Dario Pini
 Architect: Bryan Murphy

(Proposal for exterior alterations on an existing 5,602 square foot, 11-unit apartment complex. The proposal includes replacement of all existing windows, extending an existing balcony corridor, and a facade remodel. Staff Hearing Officer approval is requested for a zoning modification to allow an alteration within the required 10'-0" front setback on Mason Street. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved and reconfigured to comply with ADA. Coastal review is required for this parcel which is located within both the appealable and non-appealable jurisdictions of the Coastal Zone. Approval of this project will abate enforcement case ENF2010-00250.)

(Second Concept Review. Comments only; Project requires Environmental Assessment and Staff Hearing Officer approval.)

Present: Bryan Murphy, Architect
 Ken Sterling, Contractor

Public comment opened at 2:50 p.m.

Robert Maxim, local resident, commented that the arches are supportable; tiles in front of the new planters should be different from staircase tiles; landscaping and parkway should be something other than dirt; landscaping at the Chapala parkway should be cleaned up; and the hedge around the parking lot should be broken up.

Kellam de Forest, local resident, commented about the "busyness" of the building not in keeping with El Pueblo Viejo Landmark District; there should be one material on the façade, rather than two; the balconies should reflect the Monterey style by having the railings and post in wood.

Public comment closed at 2:53 p.m.

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

1. Landscaping:

a) There is concern regarding the use of a canopy tree, which is greatly desired, but is being proposed in a planter that seems to be too narrow.

b) Revisit the parking lot to provide a more beneficial environment for those trees.

2. Architecture: The proposal is a great architectural improvement to the existing building; however, look closely at the proportions of the proposed clad wood windows and assure they are consistent with the windows that were there previously.

3. Railings: It is preferred that the railings be wood and not metal so that they more closely resemble the Monterey style being emulated.

Action: Pujo/Drury, 8/0/0. (Shallanberger absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:02 P.M. TO 3:06 P.M. ****

FINAL REVIEW**3. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(3:06) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Henry Lenny
Business Name: El Encanto Hotel

(The project site has been **designated** a **Structure of Merit**. This is Phase II of the 2004 approved Master Plan for the El Encanto Hotel. Phase II includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and **Cottages** 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and **29**. Phase I of the project was reviewed under MST99-00305.)

(Preliminary and Final Approval is requested for revisions to Cottage 29 only. Previous final approval granted on October 4, 2006, has expired. Project requires compliance with Planning Commission Resolution No. 057-04.)

Present: Casey Nagel and Steve Upchurch, Architects
Katie O'Reilly-Rogers, Landscape Architect
Kathleen Kennedy, City Associate Planner

Motion: Preliminary and Final Approval of Cottage 29 with the following conditions:

1. Provide more variation in the shape and height in the architectural detail of the chimneys, particularly on the east elevation.
2. Restudy the functionality of the windows on the exterior north elevation to determine whether the mix-and-match window treatments are necessary.
3. The applicant was cautioned regarding the height of the windows and interior ceilings.
4. **Historic Resource Findings are made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Pujo/Murray, 8/0/0. (Shallanberger absent.) Motion carried.

PRELIMINARY REVIEW**4. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(3:21) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Henry Lenny
 Business Name: El Encanto Hotel

(The project site has been **designated** a **Structure of Merit**. The proposed project is a **Revised Master Plan** for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 5 new cottages with an underground valet parking garage below in the northeast corner; 3) **new Cottages 27 and 28**, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Preliminary Approval of Cottages 27 and 28 is requested. Project requires compliance with Planning Commission Resolution No. 034-09.)

Present: Casey Nagel and Steve Upchurch, Architects
 Katie O'Reilly-Rogers, Landscape Architect
 Trish Allen, SEPPS
 Kathleen Kennedy, City Associate Planner

Cottage 27

Motion: Continued two weeks with the following comments:

1. The lowering of the plate heights is appreciated.
2. Investigate the adjacency of the outdoor fireplace to the pine trees.
3. The Commission is not seeing the level of expression and detail that should be provided at this point with respect to the roof pitch as indicated on the elevation and roof plan.
4. Revisit the previously-approved Henry Lenny elevations in terms of the exterior chimney.
5. Provide details of the exterior column.
6. Remove the exterior cabinet, if possible.

Action: Adams/Sharpe, 8/0/0. (Shallanberger absent.) Motion carried.

Cottage 28**Motion:** Continued two weeks with the following comments:

1. On the east elevation, the ridge of the dormer should not align with the ridge behind; it should be lower.
2. Provide exterior column details as per Cottage 27 discussion.
3. The chimney seems higher than it needs to be.
4. The south elevation roof ridges should not align per the previously-approved Henry Lenny elevations.
5. Roof edges should not align on the south elevation.
6. The arches and doors on the exterior west elevation should more closely emulate the previously-approved Henry Lenny elevation in terms of proportions.
7. The wrought iron details need more ornamentation and character; and construction details should be shown.
8. Diminish the depth of the balconies to more closely emulate those of the Henry Lenny-approved elevations.
9. The attic ventilation should be determined and shown on the drawings.

Action: Pujo/Drury, 8/0/0. (Shallanberger absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:57 P.M. TO 4:04 P.M. ******PRELIMINARY REVIEW****5. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:04) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Henry Lenny
 Business Name: El Encanto Hotel

(The project site has been **designated a Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) **Mission Village, consisting of 5 new cottages with an underground valet parking garage below in the northeast corner**; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Preliminary Approval of Mission Village is requested. Project requires compliance with Planning Commission Resolution No. 034-09.)

Present: Casey Nagel and Steve Upchurch, Architects
 Katie O'Reilly-Rogers, Landscape Architect
 Kathleen Kennedy, City Associate Planner

Public comment opened at 4:19 p.m.

Trevor Martinson, local architect, commented about the compatibility analysis that needs to be met; the three-story above the garage; and aesthetics going in the right direction.

Kellam de Forest, local resident, commented about what was on the northeast corner in the 1920s; sandstone treatment of the parking lot structure replicating the south side of the property and the Riviera; and the need of screening by vertical trees.

Public comment closed at 4:22 p.m.

Motion: **Continued two weeks to allow the *El Encanto Hotel Subcommittee* to review the following comments with the applicant:**

1. Site:

- a) Although the concept of an underground garage has been approved as it erupts out of the topography, the design as presented is somewhat problematic. Suggestions were provided to mitigate the problem.
- b) There is concern regarding the southwest and south walls as they follow the garage and includes the southeast wall as it travels along the pathway to the garage exit.
- c) It was suggested to use open rail at the highest parts of the wall and the use of a solid wall over the garage openings.
- d) Suggestions were made regarding landscape solutions, including plant materials and planters to soften the walls and terracing the walls to mitigate their height. Soften the hardscape and look at the walls on W. Mountain Drive as inspiration with its use of battering and using the height as a benefit as opposed to a deficit in terms of design.

2. All Buildings:

- a) Investigate the location, number and size of the light fixtures, knowing the applicant must observe ADA restrictions, and make note of the appropriateness of their location.
- b) Study the locations of the gutters and downspouts.
- c) Application of details should be more pertinent to each building and should not be “sprinkled” indiscriminately throughout.

3. Building 30:

- a) The building has improved under the direction of the *El Encanto Hotel Subcommittee* and the architects’ response.
- b) It was suggested that the support of the cantilevered landing at the stair be widened, another layer be added underneath the base, and it be feathered back.
- c) Reduce the depth of the balconies so that they are still functional, but more proportionate.

4. Building 31:

- a) The mass, bulk and scale of the building is working well.
- b) In order to add character to the building, it was suggested that the roof plate heights and slopes vary.
- c) With respect to integration of details, in particular the north elevation, use fewer, more consistent details applied in a functional and logical way; therefore, when awnings are in use, show how they are functional and what they cover, and indicate their depth and width.

- d) The chimney termination is too large.
 - e) Explore adding thicker walls in places for window and door recesses.
- 5. Building 32:**
- a) Recess doors and windows; in particular, apply recesses in an aesthetic and logical manner.
 - b) Vary the plate line and slope where it makes sense to do so, in order to add some variety to second stories.
 - c) Apply details of balconies in a proportionate manner. Perhaps the balconies should not be metal, but rather a Monterey style, which is more appropriate to the size of the balcony on the south elevation of the building.
 - d) The awning details should be proportionate to what they are sheltering both in depth and width.
 - e) Study the curve of the splayed opening at the stairs.
 - f) The north elevation needs a window at the upper floor.
 - g) The columns of the upper landing at the stair need to be larger.
 - h) Shutters should be studied in terms of amount and application.
- 6. Building 33:**
- a) Use wood beams with a wood handrail for the Monterey style balcony.
 - b) Restudy window proportions and symmetry.
- 7. Building 34:**
- a) Provide consistency in details.
 - b) Restudy the archway under the stairs.

Action: Pujó/Sharpe, 7/0/0. (Murray/Shallanberger absent.) Motion carried.

Commission comment: Commissioner Sharpe will be added to the *El Encanto Hotel Subcommittee*.

CONSENT CALENDAR

CONTINUED ITEM

A. 27 E COTA ST

C-M Zone

Assessor's Parcel Number: 037-132-033
 Application Number: MST2010-00180
 Owner: David Jay
 Architect: AB Design Studio

(Proposed replacement of an existing roll-up door with a new storefront system in an existing commercial space. The warehouse use will be converted to office use in this parcel located in the 100% Parking Zone of Benefit.)

(Second Concept Review.)

Continued indefinitely at applicant's request.

NEW ITEM

B. 206 CASTILLO ST

HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-031-016

Application Number: MST2010-00133

Owner: Harborside Inns of Santa Barbara

Architect: Julio Veyna

(Proposal to remove approximately 500 square feet of existing turf and re-landscape a planter bed next to the public right-of-way. New signage to be reviewed under a separate application.)

(Action may be taken if sufficient information is provided.)

Final Approval as submitted.

**** THE FULL BOARD MEETING ADJOURNED AT 6:00 P.M. ****