



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 30, 2011

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

SUSETTE NAYLOR, *Chair* - Present  
 DONALD SHARPE, *Vice-Chair* - Present  
 LOUISE BOUCHER - Present  
 MICHAEL DRURY – Present (left at 5:25)  
 WILLIAM LA VOIE - Present  
 FERMINA MURRAY - Present  
 JUDY ORÍAS - Present  
 CRAIG SHALLANBERGER - Present  
 PHIL SUDING - Present

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW - Absent

**CITY COUNCIL LIAISON:**

MICHAEL SELF - Absent

**PLANNING COMMISSION LIAISON:**

STELLA LARSON - Present

**STAFF:**

JAIME LIMÓN, Design Review Supervisor - Present  
 JAKE JACOBUS, Urban Historian - Present  
 SUSAN GANTZ, Planning Technician - Present  
 GLORIA SHAFER, 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</u> 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>PROJECT DESIGN APPROVAL</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 Project Design 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 22.69 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 Project Design Approval or Final Approval would be contingent upon staff review for code compliance.
- \*\* Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- \*\* The Commission may refer items to the Consent Calendar for Project Design Approval 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 this meeting, please contact the Planning Division at (805) 564-5470, extension 3310. 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](http://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, extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 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. On Friday, March 25, 2011, at 4:00 P.M., the 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](http://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](http://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](http://www.santabarbaraca.gov/hlc) and then clicking *Online Meetings*.

**SUBCOMMITTEE MEETING:**

There was a Paseo Nuevo Ad hoc Subcommittee meeting 11:00 a.m. to 12:00 p.m. on Wednesday, March 30, in the David Gebhard Public Meeting Room, 630 Garden Street, 2<sup>nd</sup> Floor.

**GENERAL BUSINESS:**

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of March 16, 2011.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of March 16, 2011, with corrections.

Action: Orias/Sharpe, 8/0/1. Motion carried. (Naylor abstained)

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Commissioner Sharpe; with the exception of Items C and D which were reviewed by Commissioner Shallenberger.

Action: Suding/Drury, 8/0/1. Motion carried. (Naylor abstained)

- 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 11, 813 Anacapa Street.
- b) Item 7, 26 Chapala Street, was postponed two weeks at the architect's request.
- c) Sign Ordinance changes will appear on the City Council agenda for adoption on April 12; except digital display changes which might be reviewed in May.

2. Commissioner Drury announced that he would be leaving at approximately 5:45 p.m.

3. Commissioner Shallenberger announced that he would step down from Items 5 and 6, 318 State St. and 34 W. Victoria St., respectively.

4. Commissioner Murray announced that she would abstain from Item 6, 34 W. Victoria Street.

5. Chair Naylor announced that she would need to leave at 7:00 p.m.

## E. Subcommittee Reports.

- Commissioner Orias reported on the City Council Ad Hoc Committee meeting of March 25. Under discussion was the Historic Resources Element of the General Plan. Ms. Orias stated that the Council supports the Element being completed as soon as possible, and discussion included enlarging the HLC subcommittee to include an additional 3 to 5 members from various preservation and community groups to assist in the development of the Element. In addition, a change was made by adding the term "historic resources" to the Land Use Element goals.
- Commissioner Boucher reported that she and Mr. Shallenberger met this morning as the ad-hoc subcommittee for a review of the Paseo Nuevo rebranding project and stated that the project may be heard at the next HLC meeting.
- Commissioner Suding reported that on March 17 he and Commissioner Orías attended the Planning Commission hearing of the Highway 101/Salinas St. off ramp project. Mr. Suding stated that he has appealed the Planning Commission's decision and requested that the item be placed on the next HLC agenda.

**HISTORIC STRUCTURES REPORT**1. **322 E CAÑÓN PERDIDO ST**

C-2 Zone

(1:45) Assessor's Parcel Number: 031-021-028  
 Application Number: MST2010-00365  
 Owner: Craddock Living Trust  
 Architect: Peter Becker Architect

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** This is a revised project description: Proposal for residential alterations including the following new work: one pair of French doors, a 10 linear foot long, 4'-6" tall wood fence at the front property line, an 87 linear foot long stucco wall at the interior property line, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway, and a new 4 linear foot long, 9'-0" tall wall with man door between the rear of the house and the front of the accessory building, and a rebuilt wood gate and fence and new trash enclosure. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

**(Continued review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the structure is eligible for listing as a Structure of Merit. This report was last reviewed on March 2, 2011.)**

Time: 1:42

Staff comments: Mr. Jacobus commented that the report has been rewritten to reflect the current proposal. The report concludes that the proposed project meets the Secretary of Interior Standards for rehabilitation and would have a less than significant impact on the historic resource.

Present: Pamela Post and Tim Hazeltine, Post-Hazeltine Associates.

Public comment opened at 1:43 p.m. As no one wished to speak, public comment was closed.

Motion: To accept the report as submitted.

Action: Murray/Orias, 9/0/0. Motion carried.

**CONCEPT REVIEW - CONTINUED**

2. **322 E CAÑÓN PERDIDO ST** C-2 Zone

(1:55) Assessor's Parcel Number: 031-021-028  
Application Number: MST2010-00365  
Owner: Craddock Living Trust  
Architect: Peter Becker Architect

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** This is a revised project description: Proposal for residential alterations including the following new work: one pair of French doors, a 10 linear foot long, 4'-6" tall wood fence at the front property line, an 87 linear foot long stucco wall at the interior property line, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway, and a new 4 linear foot long, 9-0" tall wall with man door between the rear of the house and the front of the accessory building, and a rebuilt wood gate and fence and new trash enclosure. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

**(Third Concept Review. Project requires Environmental Assessment and Historic Resource Findings. This project was last reviewed on March 3, 2011.)**

Time: 1:48

Present: Peter Becker, Architect.

Public comment opened at 1:54 p.m.

Kellam de Forest voiced concerns about potential loss of structure of merit status and possible loss of public views due to the proposed fencing.

Mary Louise Days provided clarification of the terms "landmark" and "historic structure of merit."

Public comment closed at 1:59 p.m.

Motion: Project Design Approval and continued two weeks to Consent Calendar for final review with the following comments:

- 1) Design of the fence is to resemble Exhibit "A" as shown on the plans.
- 2) Final drawings are to return to Consent Calendar.
- 3) Staff is requested to schedule a Designation hearing for Structure of Merit.

Action: La Voie/Drury, 8/1/0. Motion carried. (Suding opposed due to the lack of fence transparency. Sharpe stepped down.)

**CONCEPT REVIEW – CONTINUED****3. 205 CHAPALA ST**

(2:20) Assessor's Parcel Number: ROW-002-070  
 Application Number: MST2010-00263  
 Owner: City of Santa Barbara  
 Agent: Applied Earthworks  
 Architect: Craig Drake

(Proposal to replace the Chapala Street - W. Yanonali Street bridge over Mission Creek. The replacement bridge would be a single-span bridge consisting of a combination of precast and cast-in-place concrete slab with asphalt concrete or polyester concrete overlay on the deck for the road surfacing. City standard sidewalks would be added to both sides of the street on the bridge and would tie into the existing sidewalks along Chapala and Yanonali Streets. New combination vehicular/pedestrian railings would be installed on each side of the bridge. Planning Commission approval is requested for a Coastal Development Permit to perform this work in the appealable jurisdiction of the Coastal Zone.)

**(Second Concept Review. Project requires Environmental Assessment and Planning Commission approval of a Coastal Development Permit. Project was last reviewed on November 10, 2010.)**

Time: 2:04

Present: Jessica Grant, Project Planner; David Black, Landscape Architect.

Public comment opened at 2:16 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Commission with the following comments:

- 1) Restudy the proposed vehicular bridge rail.
- 2) The proposed pedestrian railing is acceptable as presented.

Action: Suding/Boucher, 8/0/1. Motion carried. (La Voie abstained. Orias stepped down.)

The Board recessed at 2:39 p.m. and reconvened at 2:47 p.m.

**CONCEPT REVIEW – NEW: PUBLIC HEARING****4. 500 BLK BRINKERHOFF AVE**

ROW Zone

(2:50) Assessor's Parcel Number: ROW-001-959  
 Application Number: MST2011-00110  
 Owner: City of Santa Barbara  
 Applicant: Jessica Grant

(This work is proposed in the **Brinkerhoff Historic District**. Proposal to change the configuration of Brinkerhoff Avenue from two-way to one-way and change the 35 parallel curbside parking spaces to 42 angled parking spaces. The street is currently in a temporary one-way configuration due to the Haley at De La Vina Streets bridge reconstruction. City Council approval is required to change the street from two-way to one-way.)

**(Comments only; project requires Environmental Assessment and City Council approval.)**

Time: 2:47

Present: Jessica Grant, Public Works Project Planner; Peter Doctors, Transportation Engineer; Joshua Haggmark, Principle Engineer.

Public comment opened at 2:50 p.m.

Tony Vasallo: opposed the angled parking and its impact to neighborhood character.

Dan Longo: supports the angled parking.

Jean Kahre: supports the one-way configuration.

Mary Robles: supports a permanent one-way configuration.

Kellam de Forest: concerned that proposed planters and ramps will detract from the historic ambience.

Barbara Primo: supports the angled parking.

Mr. Primo: supports the angled parking.

Caroline Vasallo: opposed to the commercial appearance of the angled parking.

Robert Livernois: supports the angled parking.

Public comment closed at 3:08 p.m.

A majority of the Commission could support neither the angled parking nor the one-way configuration as they are not in keeping with the Landmark District.

Motion: Continued indefinitely back to the Full Board.

Action: Boucher/Sharpe, 9/0/0. Motion carried.

### **CONCEPT REVIEW - CONTINUED**

#### **5. 318 STATE ST / 321 ANACAPA ST**

ROW Zone

(3:30) Assessor's Parcel Number: 037-254-020  
Application Number: SGN2010-00128  
Owner: 318 State Street Properties, LLC  
Applicant: Vogue Sign Company  
Business Name: REI

(The project location is 321 Anacapa Street. This is a revised project description. Proposal to install two new illuminated wall signs including one 48 square foot wall sign and one 13.7 square foot wall sign, and one internally-lit steel and brick monument sign of 25.3 square feet. The total amount of signage requested is 87 square feet. Exceptions are requested to allow total signage in excess of the allowable and over-sized letters.)

**(Second Concept Review. This application was last reviewed on October 27, 2010.)**

Time: 3:29

Present: Terry Kim, representing REI; Christian Muldoon, Applicant.

Public comment opened at 3:39 p.m.

Kellam de Forest: opposed to the modern looking logo.

Public comment closed at 3:40 p.m.

Motion: Continued to Sign Consent Calendar with the following comments and conditions:

- 1) Eliminate the monument sign along Gutierrez Street and install one monument sign on Anacapa Street that is also visible from Gutierrez Street.
- 2) Reduce the height of the wall sign letters to 12 inches.
- 3) Eliminate the sign over the loading dock door or replace with a sign indicating "loading dock."
- 4) Return to Staff with signage background material that will provide a rusty appearance as it ages.
- 5) Sign Exception findings can be made when the project returns to Sign Consent Calendar.

Action: Boucher/Sharpe, 3/0/4. Motion carried. (Drury, Orias, LaVoie, and Murray abstained. Shallanberger and Suding stepped down.)

## **IN-PROGRESS REVIEW**

### **6. 34 W VICTORIA ST**

C-2 Zone

(3:45) Assessor's Parcel Number: 039-131-016  
Application Number: MST2009-00266  
Owner: Victoria Street Partners, LLC  
Architect: Cearnal Andrulaitis, LLP  
Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (formerly Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 78 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and development plan.)

**(Third In-Progress Review. Project requires compliance with Planning Commission Resolution No. 009-10. Project was last reviewed on March 16, 2011.)**

Time: 4:00

Present: Brian Cearnal, Architect.

Public comment opened at 4:10 p.m. As no one wished to speak, public comment was closed.

No action was taken, however a majority of the Commission was in favor of Option 2 and suggested pushing the rail to the edge of the balcony. (Drury, LaVoie, Naylor, Suding in favor. Murray and Shallanberger stepped down.)

**FINAL REVIEW****7. 26 CHAPALA ST**

R-4/SD-3 Zone

(4:00) Assessor's Parcel Number: 033-102-001  
 Application Number: MST2010-00176  
 Owner: Dario Pini  
 Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36" porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10'-0" front setback on Mason Street and a reduction of the required outdoor living space. 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 with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

**(Requires compliance with Staff Hearing Officer Resolution No. 057-10. Project was last reviewed on March 2, 2011.)**

Postponed two weeks at the applicant's request.

**FINAL REVIEW****8. 210 W CARRILLO ST**

C-2 Zone

(4:15) Assessor's Parcel Number: 039-271-025  
 Application Number: MST2011-00061  
 Owner: DBN Carrillo LLC  
 Architect: AB Design Studio

(Proposal for exterior facade changes to an existing building in the Radio Square retail center including the following: new exterior paint color, new windows along Carrillo Street, new storefront, new 397 square foot patio along the De la Vina Street frontage, and the removal of two existing ficus trees and one existing palm tree. No new floor area is proposed. The parking requirement for this parcel is 94 spaces, with 72 legal, nonconforming spaces to be maintained.)

**(Final Approval of the project is requested. Project was last reviewed on March 16, 2011.)**

Time: 4:23

Present: Clay Aurell and Eric Baer, AB Design Studio; Chris Gilliland, Landscape Architect

Public comment opened at 4:31 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the condition to replace the Gingko tree with an evergreen. If the evergreen is not approved by the Parks and Recreation Department, return to the Full Board.

Action: La Voie/Drury, 7/2/0. Motion carried. (Murray and Sharpe opposed.)

**PROJECT DESIGN REVIEW****9. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:40) 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: Gensler  
 Architect: Henry Lenny  
 Landscape Architect: Katie O'Reilly-Rogers, Inc.  
 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 6 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.)

**(Project Design Approval is requested for the swimming pool/fitness center. Project requires compliance with Planning Commission Resolution No. 004-09. Project was last reviewed on March 16, 2011.)**

Time: 4:32

Present: Courtney Miller, Landscape Architect; Casey Nagel, Architect; James Jones, Representing Ownership

Kathleen Kennedy, Associate Planner was available to respond to questions from the Commission.

Public comment opened at 4:53 p.m.

Kellam de Forest: posed questions to the applicant.

Public comment closed at 4:54 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) Study lighter, more reflective exterior paint colors.
- 2) Restudy the modern boxy design of the building, particularly at the south end of the pool.
- 3) Lower the interior height in order to reduce the pool building height.
- 4) Study an alternative material and configuration for the retaining wall between cottages 4 and 5 and the pool.
- 5) Provide break up of the wall on the east and west elevation; windows were suggested.
- 6) Restudy the top of the building at the south corners.

Action: Drury/LaVoie, 8/0/1. Motion carried. (Naylor opposed.)

**PROJECT DESIGN REVIEW****10. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(5:00)**

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: Gensler  
 Architect: Henry Lenny  
 Landscape Architect: Katie O'Reilly-Rogers, Inc.  
 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 6 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.)

**(Project Design Approval is requested for minor reconfiguration of the main entry off Alvarado Place, new trash enclosure, new screening gate, new retaining walls, relocation of four parking spaces, and landscaping in the service area adjacent to the Main Building. Project requires compliance with Planning Commission Resolution No. 004-09. Project was last reviewed on March 16, 2011.)**

Time: 5:12

Present: Courtney Miller, Landscape Architect; Minh Pham and James Jones, Representing Ownership

Kathleen Kennedy, Associate Planner was available to respond to questions from the Commission.

Public comment opened at 5:17 p.m. As no one wished to speak, public comment was closed.

Public comment reopened at 5:22.

Alexandra Cole, explained that at one time color concrete was routinely used.

Public comment was closed at 5:23.

Motion: Project Design Approval and continued to the Full Board with the comment to differentiate between the driveway and service drive with a slight change of material color or texture.

Action: LaVoie/Suding, 7/1/1. Motion carried. (Suding opposed. Murray abstained.)

**CONCEPT REVIEW - CONTINUED****11. 813 ANACAPA ST**

C-2 Zone

(5:30) Assessor's Parcel Number: 037-052-033  
Application Number: MST2010-00372  
Owner: SIMA El Paseo LP  
Applicant: Thomas McMahon  
Business Name: Wine Cask

(This is a **City Landmark** and is **on the National Register of Historic Places: "El Paseo."** Proposal to permit as-built improvements on the Anacapa Street streetscape and in an interior courtyard at El Paseo including the restoration of an existing historic fountain and new exterior dining furniture including chairs, tables, heaters, and umbrellas. Also proposed is to install two new wrought iron entry gates, one at the courtyard and one at the arcade. This project will address violations called out in enforcement case ENF2010-00359.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project requires Historic Resource Findings. Project was last reviewed on January 19, 2011.)**

Time: 5:25

Present: Tom McMahon, Applicant; Anda Ashkar, Architect.

Public comment opened at 5:36 p.m.

Kellam De Forest: expressed concern for the umbrellas as they are modern and not traditional.

Public comment closed at 5:38 p.m.

Motion: Project Design and Final Approvals with the following conditions:

- 1) The awning details and additional furniture (including wood table) to return to Consent Calendar.
- 2) Awning color to be white or natural canvas.
- 3) Where possible, heaters are to be located behind the columns.
- 4) All exterior elements of the heaters are to be black color.
- 5) Specify hours of night time and day time operation on the plans.
- 6) The project will not cause a substantial adverse change to the significance of the historical resource.

Action: LaVoie/Shallanberger, 6/0/0. (Boucher and Sharpe stepped down. Drury absent.)

**CONCEPT REVIEW - CONTINUED****NEW ITEM****A. 1935 STATE ST C-2 Zone**

Assessor's Parcel Number: 025-371-007  
Application Number: MST2011-00128  
Owner: Icon Oil Company, Inc.  
Owner: Fauzi & Ch Irsilious  
Agent: B&T Service Station Contractors

(Replacement of four fuel dispensers. Signage previously approved under SGN2011-00030.)

Project Design and Final Approval as submitted.

**NEW ITEM****B. 29 W ANAPAMU ST C-2 Zone**

Assessor's Parcel Number: 039-231-002  
Application Number: MST2011-00122  
Owner: Ko Anapamu LLC  
Architect: Doug Reeves  
Business Name: Sansum Clinic

(Proposal to construct a new ADA accessible ramp at the rear entry of a commercial building facing City Parking Lot 4.)

Project Design and Final Approval as submitted.

**NEW ITEM****C. 663 DEL PARQUE DR B R-3/SD-3 Zone**

Assessor's Parcel Number: 017-410-014  
Application Number: MST2011-00119  
Owner: Weston L. Johnson Vacation Residence  
Contractor: Hahka Builders, Inc.

(Proposal for exterior changes in a residential condominium unit including new windows and window replacements, replacement of existing patio doors with taller doors, replacement of the wood patio railing with a glass railing, and replacement of three rooftop skylights.)

Project Design and Final Approval as submitted with the exception of the proposed glass balcony rail, which is not approved and shall be removed from the plans submitted for building permit.

**FINAL REVIEW****D. 101 W CAÑÓN PERDIDO ST****C-2 Zone**

**(1:00)** Assessor's Parcel Number: 037-042-023  
Application Number: MST2009-00397  
Owner: Verizon California, Inc  
Agent: Blu Croix Ltd.  
Landscape Architect: Arcadia Studio  
Engineer: Penfield & Smith

(Proposal for a one-lot subdivision into two new lots and conversion of existing office space into four commercial condominium units in an existing four-story telecommunications switch facility. Also proposed on this 75,134 square foot parcel is the installation of a new ADA accessible lift at the Chapala Street entry and street improvements. No new floor area is proposed. Staff Hearing Officer approval is requested for the Tentative Subdivision Map and the condominium conversion.)

**(Final Approval of the project is requested. This was last reviewed by the Full Commission on March 16, 2011. Project requires compliance with Staff Hearing Officer Resolution No. 104-09.)**

Final Approval of the project as submitted.

**NEW ITEM****E. 201 W CARRILLO ST****C-2 Zone**

**(1:15)** Assessor's Parcel Number: 039-312-015  
Application Number: MST2011-00131  
Owner: Drake Properties, Ltd.  
Architect: On Design  
Business Name: The Grapeseed Company

(This building is on the City's List of Potential Historic Resources. Proposal for a new green Sunbrella fabric awning above the entry door of a retail store.)

Project Design and Final Approval as submitted.

**\*\* THE FULL BOARD MEETING ADJOURNED AT 5:39 P.M. \*\***