



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 11, 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 – Absent
 WILLIAM LA VOIE – Present
 FERMINA MURRAY – Present
 JUDY ORÍAS – Present
 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:

BETTIE WEISS, City Planner – Present until 1:45 p.m. and again 2:30 p.m. to 3:05 p.m.
 JAIME LIMÓN, Design Review Supervisor – Absent
 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.
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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. **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. 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, May 6, 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.
- 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*.

SUBCOMMITTEE MEETINGS:

There was an HLC Designations Subcommittee meeting at 11:00 A.M. on Wednesday, May 11, in the Housing and Redevelopment Conference Room, 630 Garden Street, 2nd Floor.

There will be a meeting of the Historic Resources Element Subcommittee at 11:00 A.M. on Thursday, May 19, in the David Gebhard Public Meeting Room, 630 Garden Street.

GENERAL BUSINESS:

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of April 27, 2011.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 27, 2011, with corrections.

Action: Suding/Boucher, 7/0/0. (Murray abstained from Item 3. Drury/Shallanberger absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie.

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

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

1. Ms. Gantz announced that Commissioners Drury and Shallanberger would be absent from the meeting and Commissioner Murray would be leaving by 5:00 p.m.
2. Commissioner Orías announced that the HLC Historic Element Subcommittee (with respect to the General Plan update) will meet on May 19 in the David Gebhard Public Meeting Room at 11:00 a.m.
3. Commissioner Suding spoke about Commissioner Naylor's resignation and requested a discussion item to receive direction from the City Council, City Administrator and City Attorney with respect to conflict of interest and the Fair Practices Act.

Bettie Weiss, City Planner, expressed appreciation for Commissioner Naylor’s service to the City as a member of the Historic Landmarks Commission in her capacity as Chair, participation in various subcommittees and other projects.

4. Renee Brooke, Senior Planner, announced that the subject of digital displays will be presented to City Council on May 24. Based on City Council direction, Staff has prepared proposed language to allow digital displays as exceptions to the Sign Ordinance.
5. Commissioners La Voie and Orías announced they would be abstaining from Item 6.
6. Commissioner Murray announced that at the May 3 City Council meeting the Council approved the request of Brinkerhoff Avenue residents to maintain the one-way street with angled parking configuration.

E. Subcommittee Reports.

Commissioner Suding reported that there will be a meeting of the Highway 101 Operational Improvements on May 12, 2011, at 10:00 a.m. with respect to landscape selection and details.

Commissioner Boucher reported on the HLC Designations Subcommittee that met in the morning with respect to three properties that will be recommended City Council designate as City Landmarks. Mr. Jacobus listed the properties as 1156 N. Ontare Road, the tower of the Granada Theater, and the Moreton Bay Fig Tree (*Ficus macrophylla*) located at Cottage Hospital.

HISTORIC STRUCTURES REPORT

- | | | |
|--------|---------------------------------------|---------------|
| 1. | 117-119 W MASON ST | R-4/SD-3 Zone |
| (1:46) | Assessor’s Parcel Number: 033-101-003 | |
| | Application Number: MST2011-00123 | |
| | Owner: Floyd R. Fleming Trust | |
| | Owner: Arthur Toga | |
| | Architect: Dawn Sherry | |

(This is on the **City’s List of Potential Historic Resources: "Contributing property to the Potential West Beach Historic District."** Proposal for alterations and a 720 square foot, second-story addition to an existing 1,115 square foot, one-story single-family residence. No changes are proposed in the legal detached two-story garage with 666 square feet of garage space, a 156 square foot laundry room, and an 824 square-foot, second-story dwelling unit. Staff Hearing Officer approval is requested for a zoning modification for the addition to encroach into the required interior setbacks. Project requires Coastal Review on this 5,539 square foot parcel located in the appealable and non-appealable jurisdictions of the Coastal Zone. The project will result in total development on site of 3,481 square feet and will address violations called out in Zoning Information Report ZIR2010-00416.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found that the structure is eligible for listing as a Structure of Merit and that the proposed alterations meet the Secretary of Interior Standards for rehabilitation and impacts would be less than significant.)

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Staff comments: Jake Jacobus, City Historian, stated that the report determines that the house is Structure-of-Merit-worthy, that the proposal meets the Secretary of the Interior Standards and finds that it would have a less than significant impact on the house and surrounding historic properties.

Public comment opened at 1:48 p.m.

Kellam de Forest, local resident, commented on future neighborhood designation as historic district.

Public comment closed at 1:50 p.m.

- Motion:** **Continued indefinitely to allow time for the preparers of the report to:**
1. Include the character defining features of the roof pitch, ridgeline height and gable roof of the one story house.
 2. Address the adverse impacts of the addition, as indicated on Sheet A-2.2 on the north elevation plans, to both the residence and the current configuration of the neighborhood.

Action: La Voie/Suding, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. **117 W MASON ST**

R-4/SD-3 Zone

(2:05) Assessor's Parcel Number: 033-101-003
 Application Number: MST2011-00123
 Owner: Floyd R. Fleming Trust
 Owner: Arthur Toga
 Architect: Dawn Sherry

(This is on the **City's List of Potential Historic Resources: "Contributing property to the Potential West Beach Historic District."** Proposal for alterations and a 720 square foot, second-story addition to an existing 1,115 square foot, one-story single-family residence. No changes are proposed in the legal detached two-story garage with 666 square feet of garage space, a 156 square foot laundry room, and an 824 square-foot, second-story dwelling unit. Staff Hearing Officer approval is requested for a zoning modification for the addition to encroach into the required interior setbacks. Project requires Coastal Review on this 5,539 square foot parcel located in the appealable and non-appealable jurisdictions of the Coastal Zone. The project will result in total development on site of 3,481 square feet and will address violations called out in Zoning Information Report ZIR2010-00416.)

(Comments only; project requires Environmental Assessment, Staff Hearing Officer review of a Zoning Modification, and Coastal Review.)

Present: Dawn Sherry and Gregg Pellegrini, Architects

Public comment opened at 2:15 p.m.

Kellam de Forest, local resident, commented on expansion of one-story structure towards the 119 duplex rather than a second-story addition.

Public comment closed at 2:18 p.m.

Motion: Continued indefinitely with the following comments:

1. Support was expressed for the restoration of the window screen, the matching of the simplicity of building style, and the side yard setback encroachment modifications in an attempt to make continuous wall planes as appropriate in the style of architecture.
2. Restudy the integration of the addition into the existing structure.
3. Of concern is the size of the second story addition as currently proposed and its impact on both the neighborhood and the existing structure.
4. It was recommended that the architect and owner see the property originally designed by Mary Osborne Craig and altered by Mark Shields located at 2100 Laguna Street for inspiration on second story additions.
5. Provide profiles/sections of adjoining structures, including those to the rear.
6. Retain the design of the existing chimney in the new chimneys. The exterior expression of the existing chimney should remain.

Action: La Voie/Suding, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1321 ALAMEDA PADRE SERRA**

A-1 Zone

(2:34) Assessor's Parcel Number: 029-110-027
 Application Number: MST2011-00176
 Owner: Ernest Brooks II
 Architect: Peikert Group Architects
 Business Name: Santa Barbara Middle School

(This is on the **City's List of Potential Historic Resources**. Proposal for exterior alterations to an existing school site including new windows and doors, parking lot slurry seal and restriping, and a new basketball court in the existing lower rear parking lot. New electrical service upgrade under separate permit.)

(Project requires Environmental Assessment.)

Present: Lisa Plowman, Planning Manager
 April Palencia, Architect
 Brian McWilliams, Head of School

Public comment opened at 2:40 p.m. and was reopened at 2:52 p.m.

Kellam de Forest, local resident, commented on the history of the building, the original architect and the original name of the school.

Paul Welterlen, neighbor, expressed concerns related to design review and items not related to design review (Conditional Use Permit).

Beverly Johnson Trial, neighbor, expressed concerns not related to design review (traffic).

Public comment closed at 2:42 p.m. and was reclosed at 3:02 p.m.

Bettie Weiss, City Planner, spoke with respect to the comments from the public not related to design review.

Motion: Continued two weeks with the following comments:

1. Provide details that accurately match the existing windows in both configuration and profile, particularly the ogee molding for the windows and proposed doors.
2. Future agendas should have an accurate project description reflecting what is to be reviewed by the Commission.
3. It was noted that only the windows and doors were reviewed by the Commission, not any of the site work.

Action: La Voie/Suding, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**4. PASEO NUEVO**

C-2 Zone

(3:06) Assessor's Parcel Number: 037-400-002
 Application Number: SGN2010-00151
 Owner: City of Santa Barbara Redevelopment Agency
 Property Manager: Macerich Management Company

(Concept review of a proposal to revise the existing **sign program** with updated wayfinding/trailblazer signage, updated logo typeface for better signage legibility, and the introduction of a new flag program.)

(Second Concept Review. Project was last reviewed on November 10, 2010, and by the Paseo Nuevo Ad hoc Subcommittee on March 30, 2011. Action may be taken if sufficient information is provided.)

Present: Nick Igel, Designer
 Trey Lindle, Macerich Management Company
 Tim Murphy, Development Manager

Public comment opened at 3:17 p.m.

Kellam de Forest, local resident, expressed opposition to the proposed font.

Public comment closed at 3:18 p.m.

Motion: Continued four weeks with the following comments:

1. Ironwork should be substantial for traditional construction.
2. All elements need to be in accordance with the design standards described in the El Pueblo Viejo Landmark District Guidelines.
3. Font style should be more Hispanic.
4. Letter height shall not exceed ten inches in height per the Sign Ordinance.
5. The Commission does not support the closure, enclosing or narrowing of the entrance to any of the *paseos*, particularly the De la Guerra Street *paseo*.

Action: La Voie/Boucher, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

The Commission expressed appreciation for the Paseo Nuevo Branding *Ad hoc* Subcommittee's efforts with respect to this project.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 33 E MICHELTORENA ST**

R-O Zone

(3:38) Assessor's Parcel Number: 027-232-014
 Application Number: MST2011-00180
 Owner: Archdioces of Los Angeles
 Applicant: Joe Chenoweth
 Architect: Archart

(This is on the **City's List of Potential Historic Resources: "Notre Dame School."** Proposal to remove an existing nine foot tall chain link fence and erect a new eight foot tall ornamental iron fence alongside an existing hedge that is 12 feet in height along both front lot lines. Also included in the proposal is to remove a portion of the existing asphalt paving at the corner of Anacapa and Micheltorena Streets for a new planting area. Staff Hearing Officer approval is requested for zoning modifications to allow the fence and hedge to exceed 42" at the front lot lines.)

(Project requires Environmental Assessment and Staff Hearing Officer review of Zoning Modifications.)

Present: Joe Chenoweth, Applicant

Public comment opened at 3:42 p.m.

Kellam de Forest, local resident, commented on the history of the fencing and its importance with respect to security.

Public comment closed at 3:44 p.m.

Motion: Continued indefinitely with the following comments:

1. Staff should refer this property to the HLC Designations Subcommittee for possibly designating the building as a Structure of Merit.
2. The modification for the 12 foot hedge and the eight foot fence within the front yard setback is supportable.
3. Provide a detail of the fence at half inch or greater scale.
4. Eliminate the scroll work on the pickets.
5. Extend the posts of the fence above the top rail and perhaps add a finial.
6. Demonstrate emergency access hardware.
7. Retain the scroll work on the handrail on the Micheltorena Street stair.
8. Seek determination from the Transportation Division on location of the vehicular gate on Anacapa Street.
9. The planting on the corner of Micheltorena and Anapaca Streets should be low in nature for visibility.

Action: La Voie/Boucher, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**6. 125 STATE ST**

HRC-2/SD-3 Zone

(4:00) Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: Redevelopment Agency of Santa Barbara
 Applicant: Children's Museum of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Architect: B3 Architects and Planners

(This is a revised project description. The project site contains the 455 square foot "**Signalman's Building,**" which has been determined to be eligible for listing on the National Register of Historic Places. The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 40 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Preliminary Community Priority Designation by City Council on April 7, 2009.)

(Fourth Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of Zoning Modifications, a Development Plan, a Coastal Development Permit, and Final Community Priority Designation. Project was last reviewed on February 17, 2010.)

Present: Trish Allen, Agent
 Barry Berkus, Architect
 Susan Van Atta, Landscape Architect
 Allison De Busk, City Project Planner

Public comment opened at 4:11 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely with positive comments to the Planning Commission:

1. Appreciation was expressed for the changes made by the applicant that reflect a response to comments previously made by the Commission.
2. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
3. Resolve the guardrail around the parapet.
4. Provide details of the mosaic.
5. The trash enclosure as proposed is supportable and provides a significant opportunity for landscape screening.

Action: Suding/Sharpe, 4/1/2. (Boucher opposed. La Voie/Orías abstained. Drury/Shallanberger absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**7. 1201 STATE ST**

C-2 Zone

(4:31) Assessor's Parcel Number: 039-182-021
Application Number: MST2011-00159
Owner: Charles D. Ealand
Applicant: Eric Swenumson
Business Name: Maggie's

(This is a revised project description: Proposal for a 495 square foot addition and exterior alterations at the former State and A Bar and Grill. The proposal includes approximately 836 square feet of new solid roof over the existing outdoor dining patio, new ADA compliant entry ramp at the State Street frontage, new outdoor patio bar, and new awning. The proposed 495 square foot addition will be located at the rear of the site and will not be visible from either State or E. Anapamu Streets. All new signage to be reviewed under a separate Sign Committee application.)

(Second Concept Review. Project requires Environmental Assessment. Project was last reviewed on April 27, 2011.)

Present: Clay Aurell and Eric Behr, Architects
Barry Shulman, Business Owner

Public comment opened at 4:45 p.m.

Kellam de Forest, local resident, commented on the importance of this corner, the patio, and design of the entry.

Public comment closed at 4:47 p.m.

Motion: Continued four weeks with the following comments:

1. The landscape plan is exemplary.
2. Study the entry off of State Street; perhaps using wood elements to define that entry.
3. Simplify the light fixtures and ironwork.
4. Prepare an elevation of the bar opening.
5. Study using terracotta colored ballast as the roof material.

Action: Suding/Boucher, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

CONSENT CALENDAR**FINAL REVIEW****A. 813 ANACAPA ST****C-2 Zone**

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. This project will address violations called out in enforcement case ENF2010-00359.)

(Final Approval of project details and change to scope of work to allow two tables and eight chairs to be placed in the Anacapa Street arcade in front of the storefront.)

Final Approval of details with the condition that rigging details and fabric sample shall return to Staff.

REVIEW AFTER FINAL**B. 1900 LASUEN RD****R-2/4.0/R-H Zone**

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
 Architect: Gensler
 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.)

(Review of new roof vents on back of house Cottages and Mission Village Cottages, and change in roof pitch over Cottage 37 main entry door and west side of Cottage 34B.)

Final Approval of Review After Final with the condition that the roof vents shall match the existing in copper.

REVIEW AFTER FINAL

C. 1900 LASUEN RD

R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022
Application Number: MST99-00305
Owner: Orient Express Hotels
Architect: Henry Lenny
Agent: El Encanto, Inc.
Agent: Trish Allen, SEPPS, Inc.
Business Name: El Encanto Hotel

(This site is a **Structure of Merit**. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase I and includes buildings 11 ("Wishing Well"), 14 ("Twin Pines"), 15 ("Waterfall"), and 16 ("Geranium"). Phase II is MST2005-00490.)

(Review of change to second story railing at Cottage 16.)

Continued two weeks with the comment that the 42 inch rail should match the original rail in design.

**** THE FULL BOARD MEETING ADJOURNED AT 4:55 P.M. ****