



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 25, 2005

David Gebhard Public Meeting Room 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

ANTHONY SPANN, Chair, Present, left at 1:51 p.m., returned at 1:56 p.m.

VADIM HSU, Vice-Chair, Absent

STEVE HAUSZ, Present at 1:55 p.m.

WILLIAM LA VOIE, Present

ALEX PUJO, Present

CAREN RAGER, Present, left at 2:33 p.m., returned at 2:47 p.m.

PHILIP SUDING, Present, left at 2:35 p.m., returned at 2:40 p.m.,
left at 5:21 p.m.

FERMINA MURRAY, Present, left at 2:47 p.m., returned at 3:03 p.m.

SUSETTE NAYLOR, Present

DR. MICHAEL GLASSOW, Absent

ROGER HORTON, Absent

WILLIAM MAHAN, Absent

ADVISORY MEMBER:

CITY COUNCIL LIAISON:

PLANNING COMMISSION LIAISON:

STAFF: JAIME LIMÓN, Design Review Supervisor, Present at 1:51 p.m., left at 2:24 p.m., returned at 5:15 p.m., left at 5:17 p.m.

JAKE JACOBUS, Urban Historian, Present

SUSAN GANTZ, Planning Technician I, Present

BARBARA WALSH, Recording Secretary, Present

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
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.

** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Land Use Controls 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 May 20, 2005 at 4:00 P.M., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

Brigitte Forssell, Riviera Association Board member, expressed her gratitude to the Commission for their opposition to the sidewalk regarding the 1900 Lasuen Road project. Ms. Forssell also stated there are two new requirements imposed, which may come before the Historic Landmarks Commission at a later date.

B. Approval of the minutes of the Historic Landmarks Commission meeting of May 11, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 11, 2005, with corrections.

Action: Suding/La Voie, 7/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Anthony Spann.

Action: Suding/Naylor, 7/0/0. Rager stepped down from Item B. Naylor stepped down from Item E. Suding stepped down from Item H.

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

1. Ms. Gantz announced the following:

- a) Commissioner Hsu will be absent from the meeting.
- b) Item No. 2, 116 Chapala Street Historic Structures Report, has been postponed at Staff's request.

Motion: Postpone Item No. 2, 116 Chapala Street Historic Structures Report.

Action: Rager/Suding, 6/0/1. Spann abstained.

- c) The 1035 State Street Historic Structures Report has been inserted into the weekly packets and will be reviewed at the June 8, 2005 meeting.

2. Commissioner Rager announced she will be stepping down from Item No. 5, 2300 Garden Street.

3. Commissioner Murray announced she will be stepping down from Item No. 6, 625 Chapala Street.

4. Commissioner Suding announced the following:

- a) He will leave the meeting after Item No. 10, 1900 Lasuen Road.
- b) He will not be present for the June 8, 2005 meeting.

E. Subcommittee Reports.

Commissioner Suding reported he and Commissioner Rager attended the Planning Commission meeting for the El Encanto Sidewalk project, which resulted in a positive direction that the Historic Landmarks Commission was anticipating, with the exception of the yet to be drawn sidewalk along Lasuen Road (also known as the Mahan leg).

Commissioner Pujo reported he attended the Neighborhood Preservation Ordinance meeting, wherein floor-to-area ratios and story poles were reviewed and discussed.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT1. 116 CHAPALA ST R-4/SD-3 Zone

Assessor's Parcel Number: 033-074-010
 Application Number: MST2005-00180
 Owner: Jerome and Gabrielle Boucher
 Applicant: Harrison Design Associates
 Agent: Harrison Design Associates

(This is on the City's Potential Historic Resources list. Proposal for a 529 square foot addition and relocation of the existing kitchen on an existing 1,090 square foot single-family residence.)

(Review of Phase I Archaeological Resources Report prepared by Western Points Archaeology.)

(1:51)

Staff Comment: Susan Gantz stated Dr. Glassow has reviewed the report and recommended that, although Western Points Archaeology recommends construction monitoring in light of no ground surface visibility during survey, an Extended Phase I would be a more appropriate option, given the proximity of known archaeological sites. It may be feasible, however, to configure the construction so that archaeological monitoring and removal of paving is done as a first phase, followed by completion of a Phase I Archaeological Resources Report of the exposed ground surfaces, and acceptance of that report by the HLC. The HLC accepted monitoring during pavement removal and completion of the Phase I after ground is exposed.

Motion: The Commission accepts the report with monitoring during pavement removal and completion of the Phase I after the ground is exposed.

Action: Murray/Rager, 6/0/1. Spann stepped down.

HISTORIC STRUCTURES REPORT2. 1505 ALAMEDA PADRE SERRA E-1 Zone

Assessor's Parcel Number: 029-060-008
 Application Number: MST2005-00244
 Owner: Christophe Lancashire
 Applicant: Gina Giannetto

(Proposal to change two doors and windows to two windows on the north side, remove three basement windows and install two new French doors on the south side (the two windows will be on first floor, the French doors will be on second floor). On the west side, remove one door and add one window, and add new patio paving. Extend two balconies on the south side and possibly increase the height of the rail on the first floor, south-facing patio.)

(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D.)

(1:54)

Christophe Lancashire, Owner; Gina Giannetto, Applicant; and Ronald Nye, Historian, present.

Staff Comment: Jake Jacobus stated Staff has reviewed the report and agrees with its conclusions and recommendations. Also, Mr. Jacobus related the Historic Landmarks Commission (HLC) could accept the report as it is stated and request the Architectural Board of Review (ABR) allow the HLC a courtesy review of the actual proposal.

Staff Comment: Jaime Limón, Senior Planner, stated the HLC can give direction regarding the mitigation criteria at this time. Under the demolition Review Ordinance, the HLC will review the project.

Straw votes:

How many Commissioners agree the house meets the threshold of Landmark Status? 3/5.

How many Commissioners agree the four-bay French doors, without the mullions, are consistent with the mitigation measures and architecture of the house? 0/8.

How many Commissioners can support the four doors with the mullions being replaced in all the upper windows? 8/0.

How many Commissioners can support the addition of the French doors in the basement being consistent with the mitigation measures suggested? No vote. Discussion ensued.

Motion: The Commission accepts the report with the acknowledgement that the building will return to the full Commission for review.
Action: Hausz/Naylor, 8/0/0.

HISTORIC STRUCTURES REPORT

3. **320 E VICTORIA ST** R-3 Zone
 Assessor's Parcel Number: 029-131-005
 Application Number: MST2004-00511
 Owner: Marny Randall
 (Proposal to demolish an existing single-family residence and construct a new four-unit condominium on an 11,270 square foot lot.)

(Continued review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

(2:18)

Tim Hazeltine and Pam Post, Post/Hazeltine Associates; and Marny Randall, Owner, present.

Staff Comment: Jake Jacobus, Urban Historian, stated the section of the report being reviewed is a revised project analysis. Mr. Jacobus made various recommendations for changes to the report.

Public comment opened at 2:25 p.m.

Chair Spann stated there were two letters submitted in support of the project.

Public comment closed at 2:26 p.m.

Motion: The Commission accepts the report with the recommendation to the reviewing body that the porch be redesigned to be symmetrical and would include the re-use or replication of the existing columns, which are to be equally spaced to be appropriate to the period of architecture being interpreted.
Action: La Voie/Murray, 8/0/0.

REVIEW AFTER FINAL

4. **2300 GARDEN ST** E-1 Zone
 Assessor's Parcel Number: 025-140-018
 Application Number: MST2005-00241
 Contractor: Plant Construction Company
 Business Name: San Roque School Garden Street Campus
 Owner: John Poucher, Esq.
 Agent: Steve Yates
 Architect: The Conceptual Motion Company
 (Seismic and safety upgrades to the kitchen and cafeteria building, infirmary, bell tower, chapel, mezzanines, and shop buildings at the existing St. Anthony's Seminary High School campus including accessibility improvements, fire sprinklers, interior elevators, removal of hazardous and toxic materials, and underground trenching for utilities. Only very minor exterior changes are proposed.)

(Review After Final of arcade door.)

(2:33)

Alexandra Cole, Architectural Historian; Steve Yates, Agent; and Michael Stroh, Project Manager, present.

Public comment opened at 2:29 p.m.

Lisa Burns, Upper East Neighborhood Association, stated the St. Anthony's Seminary site is an important historic resource and that the Upper East Neighborhood Association will continue to monitor the project as it moves forward.

Public comment closed at 2:40 p.m.

Motion: Approval of the Review After Final of the arcade door, accepting option No. 2 and the following Historic Resource Finding: the project will not cause a substantial adverse change in the significance of an historical resource.

Action: La Voie/Hausz, 6/1/1. Pujo opposed. Rager stepped down.

IN-PROGRESS REVIEW

5. 625 CHAPALA ST

C-2 Zone

Assessor's Parcel Number: 037-123-005
 Application Number: MST2004-00721
 Owner: Jaime Flores
 Applicant: Andy Roteman
 Owner: Sid Carrera

(This is a Structure of Merit. Proposal to add the following to Chad's Restaurant: a 291 square foot storage area, an 894 square foot bar area and a 113 square foot restroom to the existing 1,935 square foot restaurant and to abate the violations outlined in ENF2004-00484 and ENF2004-00529. The project also includes reconfiguring the parking and expanding the outdoor seating. Two parcels (037-123-005 & 037-123-017) would be merged as part of the project.)

(Second In-Progress Review.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS, DEVELOPMENT PLAN APPROVAL FINDINGS, AND A VOLUNTARY LOT MERGER. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(2:47)

Andy Roteman, Applicant, present.

Straw vote: How many Commissioners can support the exposed sheet metal if it is appropriately detailed? 5/2.

Motion: Continued indefinitely with the following comments: 1) Provide chimney cap details. 2) Restudy the roof eave and rake details (the Commission suggests a 3x minimum dimension for the exposed timber. 3) Provide details for the flashing of the equipment screen. 4) Provide samples of the exterior building colors. 5) Provide a landscape plan.

Action: Hausz/Rager, 5/2/1. Naylor and La Voie opposed. Murray stepped down.

CONCEPT REVIEW - CONTINUED

6. 428 CHAPALA ST

C-M Zone

Assessor's Parcel Number: 037-211-026
 Application Number: MST2005-00079
 Owner: Casa De Sevilla Partners, LP
 Architect: Designarc
 Business Name: Casa De Sevilla

(Proposed 1,000 square foot dining patio including an additional restroom, masonry wall, fountain, bar, and fabric awnings for an existing restaurant.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)**(3:03)**

Mark Kirkhart, Principal Designer; and Thomas Hashbarger, Architect, present.

Staff Comment: Jake Jacobus, Historian, stated an Historic Structures Report will be reviewed by the Historic Landmarks Commission at a later date.

Motion: Continued two weeks pending acceptance of the Historic Structures Report.

Action: Hausz/La Voie, 8/0/0.

REVIEW AFTER FINAL**7. 315 W CARRILLO ST**

C-2 Zone

Assessor's Parcel Number: 039-302-030
 Application Number: MST2003-00471
 Owner: Housing Authority of the City of Santa Barbara
 Architect: Brian Cearnal & Christine Pierron
 Designer: LNI Custom Manufacturing

(The Housing Authority of the City of Santa Barbara (HASB) is proposing to demolish the existing commercial structures and construct 61 efficiency units and one manager's unit. Each unit would be 216 square feet in size and restricted to affordable rental housing targeted to households at or below sixty percent (60%) of area median income. The building would be a maximum of three stories in height, contain 2,051 square feet of common building area for resident services, and have 5,759 square feet of landscaped courtyards. Seventeen parking spaces would be located in the parking ground level garage and 10 guest spaces would be provided off site.)

(Review of bus shelter design.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION 030-04.)**(3:11)**

Joe Andrulaitis, Architect, present.

Motion: Continued two weeks with the following comments: 1) Return with a site plan which shows the shelter drawn to scale and in context with the adjacent building. 2) The Commission prefers a covered shelter. 3) Return with photographs of the adjacent buildings.

Action: Pujo/La Voie, 8/0/0.

CONCEPT REVIEW - NEW**8. 224 CHAPALA ST**

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-042-012
 Application Number: MST2005-00280
 Owner: Redevelopment Agency/Santa Barbara
 Applicant: Daren Laureano
 Architect: M'Arch Strategic Architectures

(This is a City Landmark. Proposed changes to an existing City Railroad Depot to incorporate passenger information boards and automated ticketing station.)

(The Sign Committee requests comments from the Historic Landmarks Commission regarding proposed signage on a City Landmark. No action is required.)

(3:25)

Daren Laureano, Consultant; and Michael Albanese, Amtrak Engineering Department, present.

Public comment opened at 3:37 p.m.

Kellem de Forest, local resident, requested information regarding how electronic signage has been incorporated into historic railroad stations elsewhere and if there are Department of the Interior recommendations within historic districts.

Louise Boucher, local resident, stated her displeasure with the proposal and thought the type of sign proposed is not appropriate to El Pueblo Viejo Landmark District. Ms. Boucher suggested locating the sign inside the terminal instead of outside on the building.

Public comment closed at 3:39 p.m.

Straw vote: How many Commissioners can support the project? 5/3.

Staff comment: Jake Jacobus, Urban Historian, suggested a condition of approval barring any future advertisement being incorporated into the signage, and also suggested that the signs be turned off after the last train of the evening.

Motion: Continued indefinitely to the Sign Committee with the comment that the Historic Landmarks Commission accepts the design with the following conditions: 1) There is to be no advertising incorporated into the information boards. 2) The information boards be turned off 1/2 hour after the last train departs and remain off until 1/2 hour before the first train arrives.

Action: La Voie/Naylor, 6/2/0. Suding and Murray opposed.

CONCEPT REVIEW - CONTINUED

9. 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
 Applicant: Tynan Group, Inc.
 Business Name: El Encanto Hotel

(The main building 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.)

(Fourth Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED. PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(4:05)

Henry Lenny, Architect; Cameron Carey, Project Manager; and Janna Rapaport, Architect, present.

Public comment opened at 4:22 p.m.

Kellem de Forest, local resident, stated the hotel is probably not a Mission Revival building and that he hopes the refurbished project will be in keeping with the current charm of the building.

Public comment closed at 4:24 p.m.

Staff comment: Jake Jacobus, Urban Historian, stated that only the main building is designated as a Structure of Merit and according to the City of Santa Barbara records, was built in 1917. Mr. Jacobus added that a condition of approval can be made that the site is to become an historic district.

Motion: Continued two weeks with the comment that the applicant is to further study the project proposal, specifically, restudy the base of the building on the south elevation to be a heavier mass; eliminate the outdoor fireplace at the lobby entry; and restudy the use of steel construction at the conservatory/terrace.

Action: Suding/La Voie, 8/0/0.

CONCEPT REVIEW - NEW

10. **222 W CARRILLO ST**

C-2 Zone

Assessor's Parcel Number: 039-271-013
 Application Number: MST2005-00294
 Owner: Roger and Carol Duncan
 Applicant: Michelle Alfieri
 Business Name: Sav-On Drugs

(This is on the California Inventory of Historic Resources and is on the City's Potential Historic Resources list. Proposal for exterior alterations including the replacement of the existing awnings, rooftop equipment, existing trash enclosure, and minor alterations to existing doors and windows.)

(4:43)

Michelle Alfieri, Applicant; and Roger Duncan, Owner, present.

Staff comment: Jake Jacobus, Urban Historian, stated that there was a previous proposal that would have restored, to a great degree, the original storefront of the building.

Roger Duncan, Owner, stated his decision to propose a project other than the one just mentioned by Mr. Jacobus.

Motion: Continued indefinitely with the following comments: 1) The Commission requested that Staff research the permit for the awning, but the Commission prefers the awning be removed. 2) Return with details for all door replacements. 3) Restudy the hollow metal doors to be more traditional, such as wood plank. 4) The sliding aluminum doors should be steel or mimic wood. 5) Return with trash enclosure gate details. 6) The Commission can support the roof equipment and electrical panels since they are not visible from the street. 7) The glass storefront should be used for display and not for shelving. 8) The glass film is unacceptable in El Pueblo Viejo District.

Action: Suding/Hausz, 8/0/0.

FINAL REVIEW

11. **734 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-191-001
 Application Number: MST2005-00128
 Owner: Evans Stout
 Agent: Tim Steele

(This is a City Landmark. Proposal for "as-built" changes including exterior paint colors and two new gates on the "Little Granada" single-family residence. To abate ENF2004-00238.)

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

(5:00)

Tim Steele, Agent, present.

Motion: Final approval of the project with the following conditions: 1) Replace the handles with traditional wrought iron handles. 2) Remove the numbers from the gate on Anapamu Street and paint them on the wall.

Action: La Voie/Rager, 4/4/0. Hausz, Pujo, Murray and Spann opposed.

Motion failed.

Alternate

Motion: Final approval of the project with the following conditions: 1) Replace the handles on both gates with traditional wrought iron handles. 2) Remove the numbers from the gate and paint them on the wall. 3) The Anapamu Street gate shall be reduced in height to match the lower wall. 4) Historic Resource Findings are made as follows: the project will not cause a substantial adverse change in the significance of an historical resource. 5) Alterations to a City Landmark Findings are made as follows: The exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

Action: Pujo/Suding, 7/1/0. Hausz opposed.

FINAL REVIEW

12. **421 E FIGUEROA ST**

R-3 Zone

Assessor's Parcel Number: 029-173-017

Application Number: MST2004-00008

Owner: Allen & Angela Zimmer

Architect: Architects West

(This is a City Landmark: Arrellanes-Kirk Adobe. Proposal to demolish 1,000 square feet of an existing 1,810 square foot residence and add 2,330 square feet to the residence. Additionally, the applicant proposes to add two rental units totaling 5,335 square feet.)

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

(5:10)

Pat Brody, Landscape Architect; and Allen Zimmer, Owner, present.

Public comment opened at 5:18 p.m.

Tony Miratti, local resident, stated that construction noise may be a problem and submitted a petition signed by local neighbors requesting work hours only on weekdays.

Public comment closed at 5:21 p.m.

Staff comment: Susan Gantz, Planning Technician, stated that the City of Santa Barbara Municipal Code allows construction Monday through Sunday, 7:00 a.m. to 8:00 p.m. She also stated the Historic Landmarks Commission can condition hours and times of noise generating construction for the project.

Straw vote: How many commissioners can support no window lights on the addition to the adobe: 3/4. La Voie, Naylor, Rager, and Pujo against.

Motion: Final approval of the project and a two-week continuance to the Consent Calendar with the following conditions: 1) Sheet A2.2: a) the wood post-to-beam is to be refined to be less fragile, and b) the French doors are to be changed to have two fewer lights, resulting in a three-or four-light French door. 2) Sheet A3.2: a) remove the window hood, b) the shutters are to be larger vertical boards, and c) the smaller windows are to have a total of four lights. 3) Sheet A4.2: Remove the pyramidal windows in the wood clad building and add divided lights for a three paned window. 4) Sheet A6.1, detail 13: a) increase the thickness of the sandstone cap to at least four inches, b) detail 1: Correct detail of the balcony and where the post hits the beam. 5) Sheet A6.2, detail 11: Add some details to the corbel. 6) Sheet A6.1, detail 7: Increase the size of the upper framing members on the carport. 7) There shall be no noise-generating construction activities on the weekends. 8) Provide the trellis details. 9) Color boards approved as submitted. 10) Historic Resource findings are made as follows: the project will not cause a substantial adverse change in the significance of an historical resource. 11) Findings for Alterations to a City Landmark are as follows: the exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

Action: La Voie/Murray, 6/1/0. La Voie opposed.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 29 STATE ST

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-102-015
 Application Number: MST2002-00868
 Owner: Antonio Romasanta
 Architect: Lenvik & Minor Architects
 Owner: Beach Hotel Partners

(Proposal for a new 20,180 square foot (excluding the parking garage), three-story hotel annex composed of 23 ground-level) parking spaces and 19 guest rooms. The project includes the demolition of an existing 5,830 square foot commercial building and parking lot. The project is adjacent to Mission Creek and proposes a 25-foot setback from the Lower Mission Creek Flood Control Project proposed top of creek bank and a creek restoration plan.)

(Review After Final of various details and color selection.)

Final approval of the Review After Final with the following conditions: 1) The first story building wall color facing the creek shall be approved at a later date. 2) The landscape plan shall be approved at a later date. 3) The light fixture schedule is approved as noted on the plans. 4) The exposed decorative tile is to be submitted at a later date.

FINAL REVIEW

B. 1214 STATE ST

C-2 Zone

Assessor's Parcel Number: 039-183-019
 Application Number: MST2004-00005
 Owner: Santa Barbara Center for Performing Arts
 Architect: Phillips, Metsch, Sweeney & Moore
 Business Name: Granada Theatre

(The proposed project involves rehabilitation of the Granada theatre, including an addition of 13,360 square feet. Of the 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be utilized as the theater's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theater's second floor lobby area.)

(Final review of the project details.)**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-04.)**

Final approval with the following conditions: 1) Details 3 and 16 on sheet A8.3 are modified as on the drawings.
2) Playbill cases will not be backlit.

REVIEW AFTER FINAL**C. 633 E CABRILLO BLVD** HRC-1/SP-1/SD-3 Zone

Assessor's Parcel Number: 017-680-013
Application Number: MST2004-00653
Owner: Parker Fess Doubletree Hotel
Architect: Henry Lenny

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

(Review After Final of fountain.)

Continued two weeks at the applicant's request.

NEW ITEM**D. 30 W SOLA ST** C-2 Zone

Assessor's Parcel Number: 039-071-026
Application Number: MST2005-00290
Owner: Green Hills Software, Inc
Contractor: Dahl Air Conditioning

(Proposal to relocate air conditioning condensing unit, add exhaust fans, and install outside air damper.)

Final approval of the project with the condition that the condenser shall be screened with a minimum of four shrubs to match the adjacent shrubs.

NEW ITEM**E. 818 GARDEN ST** C-2 Zone

Assessor's Parcel Number: 031-021-015
Application Number: MST2005-00301
Owner: Senior Center of Santa Barbara
Architect: Susette Naylor

(Proposal to add a wrought iron exit gate at the middle arched opening entry to Garden Street from walkway at upper level for) the Laguna Cottages for Seniors.)

Final approval of the project as submitted.

NEW ITEM**F. 2331 STATE ST** E-3 Zone

Assessor's Parcel Number: 025-122-004
Application Number: MST2005-00312
Owner: Aasted Living Trust 122399
Applicant: Ed & Linda Aasted
Architect: Salvador Melendez

(This is on the City's Potential Historic Resources List. Proposal to abate violations outlined in ZIR2004-00827 by removing) the service sink and aviary and permitting an as-built 144 square foot deck and 224 square foot patio/spa enclosure.)

Final approval of the project as submitted.

NEW ITEM

G. 1219 STATE ST

C-2 Zone

Assessor's Parcel Number: 039-182-018

Application Number: MST2005-00319

Owner: Unity Shoppe, Inc

(Proposal to permit seven as-built dome-shaped, opaque rooftop skylights.)

Final approval of the project with the condition that the skylight acrylic shall be replaced with flat laminated glass.

**** MEETING ADJOURNED AT 5:35 P.M. ****