



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, July 6, 2005

David Gebhard Public Meeting Room 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:

ANTHONY SPANN, Chair, Present, left at 2:22 p.m., returned at 4:09 p.m., left at 4:30 p.m., returned at 4:35 p.m., left at 5:22 p.m., returned at 5:34 p.m.

VADIM HSU, Vice-Chair, Absent

STEVE HAUSZ, Present at 2:05 p.m.

WILLIAM LA VOIE, Present

ALEX PUJO, Present

CAREN RAGER, Absent

PHILIP SUDING, Present, left at 2:22 p.m., returned at 3:38 p.m.

FERMINA MURRAY, Present

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, Absent

JAKE JACOBUS, Urban Historian, Present

SUSAN GANTZ, Planning Technician I, Present

BARBARA WALSH, Recording Secretary, Absent

DEBRA BUSH, Architectural Board of Review Recording Secretary, Present

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

** 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 July 1, 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.)

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of June 22, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 22, 2005, with corrections.

Action: Suding/Murray, 6/0/0.

C. Consent Calendar.

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

Action: Pujo/Naylor 6/0/0. La Voie and Murray opposed Item E.

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

1. Ms. Gantz announced the following:

- a) Commissioner Hausz will be late to the meeting.
- b) Commissioners Hsu and Rager will be absent.
- c) Item No 4, 428 Chapala Street; Item No 10, 618 State Street; and Item No. 11, 8 W. De la Guerra Street, have been postponed at the applicant's request.
- d) 116 Chapala Street has been postponed indefinitely at the applicant's request. It is not a scheduled item on the current agenda; however, Ms. Gantz requested the Commission keep the Historic Structures Report for future review.

Motion: Postpone Items No. 4, 10, and 11 two weeks at the applicant's request.

Action: Pujo/Suding, 6/0/0.

E. Subcommittee Reports.

Commissioner La Voie reported he attended the El Pueblo Viejo District Guidelines Revision Subcommittee meeting. Commissioner La Voie requested volunteer participation in taking photos of significant structures that may relate to the Guidelines and to please submit in jpeg format and include the address of the structure.

F. Possible Ordinance Violations.

Chair Spann read a letter submitted by Derrick Eichelberger of Arcadia Studio regarding his opposition to the development of the landscape improvements for the Steve and Prudy Handelman residence located at 2121 Garden Street. Mr. Eichelberger stated in his letter that the structure is of great historical significance and the current landscape is not consistent with the City of Santa Barbara approval.

In response, Chair Spann stated he has initiated a violation request and has asked that Staff investigate the issue.

MISCELLANEOUS ACTION ITEM**Consideration of intent to hold a Public Hearing.**

The Commission is requested to adopt a resolution of intention to hold a Public Hearing on July 20, 2005 to consider that the Cafeteria/Music Building of the Riviera Campus at 2064 Alameda Padre Serra be designated as a Structure of Merit.

Motion: To adopt the resolution of intention to hold a Public Hearing on July 20, 2005.
 Action: La Voie/Naylor, 6/0/0.

ARCHAEOLOGY REPORT

1. **308 S VOLUNTARIO ST**

R-3 Zone

Assessor's Parcel Number: 017-281-003
 Application Number: MST2005-00130
 Architect: Brian Anuskewicz
 Applicant: John Lyon
 Owner: John Lyon

(Proposal to construct a 4,153 square foot addition at the rear of the existing 1,171 square foot, one-story residence and construct a 2,096 square foot, two-story duplex at the rear of the 11,250 square foot lot. The proposal will result in two duplexes including four, two-car garages for a total of 7,420 square feet of development.)

(Review of Phase I Archaeological Resources Report prepared by Stone Archaeological Consulting.)

(1:51)

Staff Comment: Susan Gantz, Planning Technician, stated Dr. Glassow has read the report and agrees with its conclusions and recommendations that the proposed project is not considered to have the potential to impact intact significant or important prehistoric or historical cultural remains and that no further measures are needed.

Motion: The Commission accepts the report as submitted.
 Action: LaVoie/Naylor, 6/0/0.

ARCHAEOLOGY REPORT

2. **222 W YANONALI ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-033-019
 Application Number: MST2005-00192
 Owner: John and Carol L. Nagy
 Applicant: Del Mar Development
 Architect: B3 Architects
 Agent: Post/Hazeltine Associates

(Proposal to construct seven new condominium units in two buildings, replacing 13 existing apartments units on a 12,500 square foot site located in the Coastal Zone. The project includes five one-bedroom units, one two-bedroom unit, and one three-bedroom unit. One unit would be affordable. Three modifications are requested: a lot area modification to provide one unit over the allowed density (bonus density), a setback modification to allow one building to encroach into the interior yard setback, and a parking modification to provide 11 parking spaces rather than the 14 required spaces. A voluntary lot merger is also a part of the project.)

(Review of Phase I Archaeological Resources Report prepared by Stone Archaeological Consulting.)

(1:53)

Steve Berkus, Applicant, present.

Staff Comment: Susan Gantz, Planning Technician, stated Dr. Glassow has read the report and agrees with its conclusions and recommendations that an intensive Phase I survey be conducted after the property is cleared of pavement. Furthermore, given the prior discovery of buried archaeological deposits in the general vicinity of the property, Dr. Glassow recommends the Phase I investigation include bucket auguring or shovel testing to the depth of the planned construction disturbance.

Motion: Continued two weeks with the comment to include the photo documentation and Dr. Glassow's comments.
 Action: La Voie/Naylor, 6/0/0.

Motion withdrawn.

Substitute

Motion: The Commission accepts the report with Dr. Glassow's comments and with the submission of color site photos to Staff.

Action: La Voie/Naylor, 6/0/0.

HISTORIC STRUCTURES REPORT

3. **333 JUNIPERO PLAZA** E-1 Zone

Assessor's Parcel Number: 025-261-003

Application Number: MST2003-00911

Owner: Roland & Mary Hanson

Architect: Kent Mixon

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

(Continued review of Historic Structures/Sites Report prepared by Fermina B. Murray.)

(1:54)

Mary Hanson, Owner; Kent Mixon, Architect; and Fermina Murray, Historical Consultant, present.

Staff Comment: Susan Gantz, Planning Technician, on behalf of Jake Jacobus, stated at the June 8, 2005 HLC meeting, the Commission reviewed a letter report for additional stabilization work on the City Landmark residence located at 333 Junipero Plaza. The Commission had requested revisions to the report, which are currently before the Commission at today's meeting. Ms. Gantz stated that Mr. Jacobus related Staff has reviewed the revised report and agrees with its conclusions and recommendations.

Motion: The Commission accepts the revised letter report as submitted.

Action: La Voie/Pujo, 5/0/1. Murray stepped down.

FINAL REVIEW

4. **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.)

Postponed two weeks at Applicant's request.

THE COMMISSION RECESSED FROM 1:57 P.M. TO 2:22 P.M.

CONCEPT REVIEW - CONTINUED**5. 901 E CABRILLO BLVD**

HRC-1/SD-3 Zone

Assessor's Parcel Number: 017-313-018
 Application Number: MST2004-00052
 Owner: Richard Gunner
 Architect: Anthony Spann
 Business Name: Santa Barbara Inn

(Proposal to enlarge the main entry of the hotel. The project includes removal and relocation of two bedrooms and the third floor sun deck. The net increase of new floor area is 876 square feet; however there is a net decrease of 361 square feet of Measure E square footage. This project has been revised from the original submittal.)

(Fifth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES MODIFICATIONS.)

(2:22)

Richard Gunner, Owner; Michael Gunner, Owner; and Bill Harrison, Architect; present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments: 1) The Commission supports the proposed encroachments on Milpas Street and Cabrillo Blvd. as an appropriate response to the existing massing condition. 2) The Commission appreciates the project design efforts but finds additional simplicity and consistency is needed to make the building appropriate to El Pueblo Viejo. 3) The Commission finds the location and height of the proposed towers acceptable but the design details need further refinement. 4) The Commission would like to see details more uniform and consistent with the Mission Revival style. 5) The rear balconies need further refinement. 6) The Commission requests further exploration of integration of the overall design and of hierarchy and composition (how the elements relate to each other.)

Action: Naylor/Hausz, 5/0/2. Spann, Suding stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2201 LAGUNA ST**

E-1 Zone

Assessor's Parcel Number: 025-140-005
 Application Number: MST2005-00388
 Owner: Old Mission Santa Barbara
 Applicant: Grant Castleberg

(Proposal to add 1,072 cubic yards of fill to complete the Stations of the Cross project previously approved under MST2004-00548 to protect existing cultural resources. The proposed project site is located at the lower southwest overflow parking area.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(3:38)

Peter Kruse, Attorney; Grant Castleberg, Landscape Architect; Ed O'Donnell, Business Manager; and Tina Foss; present.

Public comment opened at 3:45 p.m.

Cynthia Varela, Chumash descendant, stated there has not been sufficient information ascertained regarding the potential impact on the cultural resources at the site and that the proposal is not conclusive regarding types of soil and/or ground stone proposed, erosion issues, depth, compaction impact of the monuments, root system damage, contamination of the site in the effort to preserve the resources, and irrigation and drainage concerns.

Ernie Pico, Chumash Community, stated that he noticed one of the pits had been covered and recently saw one of the pits opened. He questioned whether the archaeologists or monitors were present during the disturbance.

Public comment closed at 3:54 p.m.

Motion: Continued indefinitely with the comments that the Commission recognizes that this is a very important site and requests Dr. Glassow to review the project and determine if a Phase I Archaeological Report is warranted.

Action: Suding/Naylor, 5/0/1. Spann stepped down.

CONCEPT REVIEW - CONTINUED

7. 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 Alifieri
 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.)

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

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)

(4:03)

Michelle Alifieri, Applicant, present.

Motion: Final Approval of the project and a two-week continuance to the Consent Calendar for approval of the details and the following conditions: 1) The awnings shall be removed. 2) The approval does not include any illegal lighting presently on the site. 3) The trash enclosure shall have a two-coat, smooth plaster finish on the exposed walls and the color shall match the building. 4) The rooftop unit replacement is acceptable. 5) The wood doors as presented at the rear are acceptable. 6) Return in two weeks to the Consent Calendar for the review and approval of: a) The automatic door details and, b) The trash enclosure doors. Historical Resource Findings: This project will not cause a substantial adverse change in the significance of this Historical Resource.

Action: Suding/Murray, 5/1/0. La Voie opposed.

CONCEPT REVIEW - CONTINUED**8. 1903 STATE ST**

C-2 Zone

Assessor's Parcel Number: 025-371-012
 Application Number: MST2005-00339
 Designer: Ruben Carmona
 Owner: Harrison Bull
 Owner: John Crockett

(Proposal for interior alterations to construct a 680 square foot addition of new office space within an existing chapel building, remove existing painted glass window and construct a new bay window and balcony, and re-paint exterior of building. Also proposed is to allow the existing parking lot to revert back to the configuration approved in 1962 and add new parking spaces required for the addition.)

(Second Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(4:14)

Harrison Bull, Owner; Ruben Carmona, Designer; and Danny Kato, Senior Planner; present.

Staff Comment: Danny Kato stated the parking plan is not complete.

Straw votes: How many Commissioners can support a proposal that does not include a bay window as part of the scheme? 6/0.
 How many Commissioners can support removal of the overhang, and no balcony? 6/0.
 How many Commissioners can support a white building? 3/3.

Motion: Continued two weeks with the following comments: 1) Applicant is to restudy the State Street elevation to eliminate the proposed bay window and false balcony concept and enhance the surrounds on the existing doors to be more traditional, or be replaced. 2) Increase the height of the W. Pedregosa Street windows to be 36" x 60" and make the window detailing more traditional. 3) Restudy the proposed building color and proposed shutter color.

Action: Pujo/La Voie, 6/0/0.

CONCEPT REVIEW - CONTINUED**9. 523 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-163-021
 Application Number: MST2004-00854
 Owner: Leon Olson
 Architect: Jeff Shelton

(Proposal for seven residential condominium units and two commercial units. The total net residential square footage is proposed at 17,538 square feet and the commercial units are 1,288 and 1,064 net square feet each, for a total of 2,352 square feet.)

(Third Concept Review.)

(PROJECT REQUIRES PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

(4:51)

Jeff Shelton, Architect; and Leon Olson, Owner; present.

Public comment opened at 5:07p.m.

Tony Vassallo, neighbor, stated his concern regarding the poor condition of the alley and requested verification that the alley will continue to improve as the project moves forward. Additionally, Mr. Vassallo stated his concern regarding drainage, sheet flow, and "puddling."

Public comment closed at 5:13 p.m.

Motion: Continued indefinitely to the Planning Commission with the following positive comments: 1) The Commission finds the size, bulk and scale acceptable. 2) The Commission supports the open space modification required and feels that the 10% open space is met through the second floor courtyard design scheme. 3) The Commission appreciates the eight foot rear yard and ten foot side yard setbacks which will allow for additional in-ground landscaping.

Action: La Voie/Pujo, 5/0/0.

CONCEPT REVIEW - CONTINUED

10. **618 STATE ST** C-M Zone

Assessor's Parcel Number: 037-132-031
 Application Number: MST2004-00555
 Owner: Toni and Bruce Corwin
 Applicant: Salvador Melendez
 Business Name: Metro Four Theaters

(Proposal for a new automatic ticket dispenser.)

(Third Concept Review.)

Postponed two weeks at the applicant's request.

CONCEPT REVIEW - CONTINUED

11. **8 W DE LA GUERRA** C-2 Zone

Assessor's Parcel Number: 037-400-012
 Application Number: MST2004-00553
 Owner: ESJ Centers
 Applicant: Salvador Melendez
 Business Name: Paseo Nuevo Theatre

(Proposal for a new automatic ticket dispenser.)

(Third Concept Review.)

Postponed two weeks at the applicant's request.

THE COMMISSION RECESSED FROM 5:25 P.M. TO 5:34 P.M.

CONCEPT REVIEW - NEW

12. **124 - 152 E CARRILLO ST (CONDOS)** C-2 Zone

Assessor's Parcel Number: 029-410-CA1
 Application Number: MST2005-00417
 Owner: Robert and Margaret Niehaus
 Architect: Roteman, Eberhard & Associates
 Owner: Commercial Condominium C/O Laurel Company

(Proposal to remove an existing two-trunk (14" diameter each) Jacaranda tree and replace with a new 15 gallon Maytenus boaria ("Mayten") tree.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(5:35)

Andrew Roteman, Architect; and Bill Spiewack, Consulting Arborist; present.

Motion: Final Approval of the project with condition that the existing tree be replaced with a minimum 12'-0" height planted Mayten tree.

Action: Suding/Pujo, 6/0/0.

CONCEPT REVIEW - CONTINUED

13. 914 STATE ST RESTROOM

C-2 Zone

Assessor's Parcel Number: 039-322-052
 Application Number: MST2005-00400
 Owner: City of Santa Barbara
 Architect: Paul Poirier

(This is a revised project. Project scope has been reduced to eliminate the promenade deck, stairs, and State Street fountain. Proposal to construct new 350 square foot public restrooms.)

(Project was previously approved on June 20, 2001 under application MST2001-00203.)

Paul Poirier, Architect; Katie Corliss, Architectural Associate; Bob Cunningham, Landscape Architect; and Brian Bosse, Applicant; present.

Straw vote: How many Commissioners can support concept "C"? 5/1.

Motion: Preliminary Approval of the project and a four-week continuance to the Consent Calendar with the following comments: 1) The Commission supports Concept "C" with the comment to use the iron gates (from Concept "A") in lieu of the wood doors proposed. 2) The Commission found the proposed color scheme satisfactory. 3) The use of skylights is to be restudied for an alternate method of daylighting the inside. 3) Extend the northwest corner planter radius into the alcove.

Action: La Voie/Pujo, 5/1/0. Suding opposed.

FINAL REVIEW

14. 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. This portion of the work is Phase I and includes buildings 11 ("Wishing Well"), 14("Twin Pines"), 15 ("Waterfall"), and 16 ("Geranium"). Review of additional phases will follow.)

(5:55)

Cameron Carey, Architect; Henry Lenny, Architect; and Katie O'Reilly-Rogers, Landscape Architect.

Motion: Final Approval as submitted of buildings 11, 14, 15, and 16 with a two week continuance to the Consent Calendar with the following comments: 1) The landscape plan and fountain are acceptable as submitted. 2) Building 14 "Twin Pines": the existing vines on the chimney are to remain; and the light fixtures as submitted are acceptable. 3) Building 16, "Geranium": The corner light lantern is acceptable but the remainder of the fixtures needs to be simplified; and the pergola beams are to extend past the plaster columns. General note: the exterior materials, including the roofing material and color schemes, and miscellaneous details should be noted into the working drawings.

Action: La Voie/Suding, 6/0/0.

CONSENT CALENDAR**CONTINUED ITEM****A. 401 W MONTECITO ST** C-2/SD-3 Zone

Assessor's Parcel Number: 033-022-020
 Application Number: MST2001-00153
 Owner: Harbor Car Wash, Inc.
 Architect: Philip Chung
 Landscape Architect: Bob Cunningham

(Proposal to demolish the existing car-wash tunnel and construct a new 850 square foot car-wash tunnel at the rear of the existing building, and convert the existing lube bays to a 1,702 square foot food mart at an existing service station.)

(Continued review of fence detail for condenser unit screening.)

Continued two weeks at the applicant's request.

FINAL REVIEW**B. 340 W CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 039-262-027
 Application Number: MST2001-00831
 Owner: George & Lena Dumas Trust
 Architect: Timothy Boe
 Business Name: USA Gasoline
 Architect: Jeff Gorrell

(The proposed project involves the demolition of an existing 1,330 square foot gas station with three service bays, and construction of a 1,701 square foot gas station/mini-market (2,038 square feet gross) with a 1,728 square foot pump island canopy and six parking spaces at the corner of Carrillo and Castillo Streets.)

(Final Approval of lighting plan.)

Continued indefinitely due to the applicant's absence.

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: Fess Parker 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.)

Final Approval of the project as submitted.

FINAL REVIEW**D. 206 CASTILLO ST** HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-031-016
 Application Number: MST2005-00217
 Owner: Harborside Inns of Santa Barbara
 Landscape Architect: Julio Veyna
 Applicant: Jeanette Webber

(This is a revised project; project scope has been reduced. Proposed building color change for the Colonial Beach Inn.)

Final approval of the project as submitted.

FINAL REVIEW**E. 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 one pair of French doors and a band of three windows on the north side, remove three basement windows and install one pair of French doors with sidelights and a single door with sidelights on the south side. On the west side, remove one door and add one window, and add new patio paving. Extend two balconies on the south side and increase the height of the rail on the first floor, south-facing patio.)

Final Approval of the project as submitted and Historic Resource Findings made.

**** MEETING ADJOURNED AT 7:05 P.M. ****