



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, November 30, 2005

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

- ANTHONY SPANN, Chair, Present  
 VADIM HSU, Vice-Chair, Present, left at 3:01 p.m., returned at 3:29 p.m.  
 STEVE HAUSZ, Present, left at 6:14 p.m., returned at 6:17 p.m.  
 WILLIAM LA VOIE, Present  
 ALEX PUJO, Present, left at 5:11 p.m., returned at 5:13 p.m.  
 CAREN RAGER, Present  
 PHILIP SUDING, Present, left at 1:50 p.m., returned at 1:59 p.m., left at 3:58 p.m., returned at 4:04 p.m., left at 4:43 p.m., returned at 4:56 p.m., left at 5:45 p.m.  
 FERMINA MURRAY, Present, left at 4:48 p.m., returned at 5:11 p.m., returned at 5:20 p.m.  
 SUSETTE NAYLOR, Present, left at 5:27 p.m.  
 DR. MICHAEL GLASSOW, Absent  
 ROGER HORTON, Present at 2:13 p.m., left at 3:10 p.m.  
 WILLIAM MAHAN, Absent

**ADVISORY MEMBER:**

**CITY COUNCIL LIAISON:**

**PLANNING COMMISSION LIAISON:**

- STAFF:** JAIME LIMÓN, Design Review Supervisor, Present  
 JAKE JACOBUS, Urban Historian, Present  
 SUSAN GANTZ, Planning Technician I, Present  
 BARBARA WALSH, Recording Secretary, Present

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

- \*\* 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](http://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 November 21, 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 November 9, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of November 9, 2005, with corrections.

Action: Suding/Pujo, 8/0/1. Rager abstained.

## C. Consent Calendar.

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

Action: La Voie/Hausz, 9/0/0.

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

## 1. Ms. Gantz announced the following:

- a) The Miscellaneous Action Item, Streetlight Advisory Group, and Item No. 5, Santa Barbara Street at Ortega Street, has requested a postponement to the December 14, 2005 meeting.

Motion: Postpone the Streetlight Advisory Group Miscellaneous Action Item and Item No. 5, Santa Barbara Street at Ortega Street project two-weeks to the December 14, 2005 meeting.

Action: Naylor/Hausz, 9/0/0.

- b) The Historic Landmarks Commission Christmas holiday party will be held on December 11, 2005 at the home of Don and Kay Sharpe.

## 2. Commissioner Murray announced she will step down from Item No. 11, 625 Chapala Street.

## 3. Commissioner Suding announced the following:

- a) He will not be attending the December 28<sup>th</sup> meeting

- b) He will be leaving the meeting at 5:45 p.m.

- c) He will step down from Item No. 3, 318 State Street, and Item No. 10, 1221 Anacapa Street.

## 4. Commissioner Naylor announced she will step down from Item No. 14, 320 E. Victoria Street.

5. Commissioner La Voie announced he will be absent from the December 28<sup>th</sup> meeting.6. Chair Spann took the following vote: How many Commissioners will be absent from the December 28<sup>th</sup> meeting? 5/4.7. Susan Gantz made an additional announcement that the **December 28, 2005 meeting will be cancelled due to a lack of quorum.**

## 8. Commissioner Hsu announced he will leave the meeting at approximately 3:30 p.m.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No violations reported.

**ARCHAEOLOGY REPORT**1. **CITYWIDE**

? Zone

Assessor's Parcel Number: 099-MSC-0PW  
 Application Number: MST2005-00738  
 Owner: City of Santa Barbara  
 Applicant: Anna Bosin

(Proposed sidewalk infill locations including sections along Alisos, Liberty, Canada, Pitos, and Salinas Streets, and Old Coast Highway, to be constructed as part of future projects throughout the city. The sidewalks will include 6-foot wide, 4-inch thick concrete, grading, street trees, access ramps, and curbs and gutters.)

**(Review of Archaeological Resources Report prepared by Bryon Bass of Strata Science.)**

**(1:48)**

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that archaeological monitoring shall be required during initial ground disturbance within 50 feet of the shell scatters.

Motion: The Commission accepts the report with Dr. Glassow's comments.  
 Action: Hausz/Rager, 9/0/0.

**ARCHAEOLOGY REPORT**2. **336 W FIGUEROA ST**

R-4 Zone

Assessor's Parcel Number: 039-212-029  
 Application Number: MST2005-00516  
 Owner: Gust and Beatrice Ballas, Trustees  
 Architect: Brian Nelson

(The project consists of a proposal to demolish an existing 1,328 square foot duplex and 372 square foot detached two-car garage and to construct: a 1,239 square foot two-bedroom condominium with an attached 400 square foot garage and a 1,610 square foot three-bedroom condominium unit with an attached 408 square foot two-car garage. The total proposed project square feet is 3,657 for the 5,437 square foot lot, an FAR of .67. A modification to the open yard requirement is requested. Planning Commission approval is required for an open yard area modification, a tentative subdivision map, and condominium development.)

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

**(1:49)**

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that the proposed project is not considered to have the potential to impact intact significant or important historic or prehistoric cultural remains and as a result, no further measures are recommended.

Motion: The Commission accepts the report with Dr. Glassow's comments.  
 Action: Hausz/Naylor, 9/0/0.

**HISTORIC STRUCTURES REPORT****3. 318 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-254-020  
 Application Number: MST2005-00286  
 Owner: Howe Family Partnership  
 Architect: Cearnal Andrulaitis  
 Applicant: Peter Lewis  
 Applicant: Alexandra Cole

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom aka. Andalucia Building." Proposal for a mixed-use development to include demolition of the existing 35,841 square-foot warehouse, construction of 26,804 square feet of nonresidential use and 28 new residential condominium units. The front arcade and 4,523 square feet of commercial space along State Street would be preserved.)

**(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)**

**(1:50)**

Alexandra Cole, Architectural Historian and preparer of the report, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated Staff has reviewed the report and agrees with the conclusions and recommendations found in the report. Mr. Jacobus pointed out changes in the report including a revised cover page and table of contents.

Motion: The Commission accepts the report with the following changes: 1) Change page 3 (top of the page) to read, "the Keeper of the National Register." 2) Correct the National Registry dates to be consistent on page 3 and page 12.

Action: La Voie/Naylor, 8/0/1. Suding stepped down.

**THE COMMISSION RECESSED FROM 1:56 P.M. TO 1:59 P.M.**

**4. MISCELLANEOUS ACTION ITEM**

**Review of the Airport Terminal Program Criteria Document (TPCD)**

**(1:59)**

Laurie Owens, Project Planner; and Nabil Jammal, Vice-President of URS and Lead Architect Planner for the new Santa Barbara Airport Terminal, present.

Ms. Owens gave a brief history of the overall project, the development of the Terminal Project Criteria Document (TPCD) and an overview of the various design subcommittee meetings wherein topic of discussion included the Santa Barbara Airport experience, building massing, passenger loading facilities, green building techniques, the shifting of the existing historic structure, public transit, and accessibility. Organizations also involved in the project include: The airlines, terminal tenants, MTD, Independent Living Resource centers, the Sustainability Project Program, CEC, and the Southern California Edison Savings by Design Program. Ms. Owens explained the project is currently in the process of selecting a design team to include an architect that specializes in terminal design as well as a local architect; a lead certified architect, and historic preservation team members. There are currently four proposals in the review process.

Mr. Jammal also gave an overview of the design principles and landscaping and explained that the project largely attempts to be in keeping with the "Santa Barbara experience." He detailed the green building concepts, safety and security factors, public transit and transportation, accessibility requirements, loading bridges, aprons, the historical terminal building, and parking issues.

Public comment was opened at 2:36 p.m.

Kellem De Forest, local resident, asked about the square footage of the new plan, the present structure, and asked if there is an overlay to illustrate and better understand what is being proposed.

Public comment closed at 2:38 p.m.

The Commission either individually or collectively, had the following comments, observations and/or questions:

1. Asked if the project will be under purview of the Historic Landmarks Commission (HLC) or the Architectural Board of Review (ABR).
2. Inquired into a secondary access to the short term parking lot.
3. Asked about lack of landscaping in the long-term and rental parking lots.
4. Asked why certain loading ramps were selected to be installed first.
5. Asked why a loading bridge is necessary.
6. Asked if it would be feasible to leave the historic terminal at its current location and build the new terminal at a new location.
7. Asked if finger planters will be required and thought they should be added to the short term parking lot, as trees will add more canopy shading and comply with the Landscaping Ordinance and City Landscaping Standards, which should be upheld.
8. Thought that the car rental parking lot needs to have additional landscaping.
9. Stated that the subcommittee was concerned that finger planters would reduce the number of parking stalls, which could create a problem for the airport, and thought that a compromise would be to increase the size of the exterior planting areas as much as possible in lieu of finger planters.
10. Page 2.1 – second paragraph. A request was made to change the verbiage to call-out the reference.
11. Page 3.2 – building massing paragraph: Thought the building was a one and two story building, not a two and three story building.
12. Eliminate sheet A5.02 – The middle picture of Casa de la Guerra, is not an arcade.
13. Illustration A5.04 – upper right hand corner should be eliminated. It does not speak to Santa Barbara architecture.
14. Page 11.1 – section on design criteria. Thought the language regarding Santa Barbara architecture should be elaborated on and separated.
15. Page 11.7.04. Thought that terra cotta tile should be used instead of saltillo tiles.
16. Page A11.01 illustration should be eliminated.
17. Sheet 11.105 – last bullet. Thought the document should state a "generous use of turf grass" instead of a "limited use of turf grass."
18. Sheet C.5. Thought the picture depicting the interior window of the library room should be eliminated. It is not an ideal space to use as an example.
19. Suggested keeping the design simple.
20. Recommended increasing the seating.
21. Expressed disappointment with the aesthetic expression.
22. Thought the historic terminal architecture should be "married" with modern technology.
23. Thought the architecture is "diluted" and suggested the design be more "courageous" in looking for more modern ways of setting off the historic building.
24. Thought the success of the design relies on access to planes.
25. Suggested "pushing the envelope" and adding stronger language for a more Mediterranean or Spanish Colonial style design.
26. Suggested landscape diamonds or providing bulb-outs for enhanced landscaping if finger planters are not feasible.
27. Wanted clear articulation regarding expectations and requested a local architect be part of the design team.
28. Recommended the design be limited to two stories and high quality materials be used.
29. Thought the e-ticketing kiosk should not be installed in the historic terminal and should be relocated.
30. Was interested in seeing the signage design.
31. Appreciated the report and the presentation.
32. Was concerned that there will be sufficient budget to relocate and/or preserve the historic terminal and allow for more than one jet way
33. Thought the existing public transit departure and arrival areas limited and suggested the implementation of a structure for the increased future public transport.

Ms. Owens explained that, per the Municipal Code, the purview for design review will rest with the ABR; however, the HLC will be reviewing the Historic Structures Reports. Ms. Owens also explained that the project is in the very early stages and

many of the concerns mentioned have been addressed by the subcommittee. Additionally, it is a requirement that a local architect be on the design review team and the selection committee will have a retired local architect assisting with the project as well.

Ms. Owens concluded that, currently, accessibility at the airport is challenging and loading bridges are necessary to accommodate those with special needs. Also, the plans show no third story and a third story would not be functional and is not currently in the program. Ms. Owens stated that subcommittee participation will be ongoing and addressed as the project proceeds.

The Commission had the following recommendations:

1. The Commission commended the TPCD and appreciates all the hard work so far.
2. The majority of the Commission would like to see the City landscaping standards met, which would include more landscaping in both the short term and car rental parking lots.
3. If exceptions are to be granted regarding the landscaping, substantial mitigations are to be made.
4. Section 11.1.10.10.4: Substitute terra cotta for saltillo tile.
5. Section 11.1.5.1.3: Strike "cast stone veneer" and add the word "plaster" before modular masonry.
6. Eliminate entire illustration A-11.01.
7. Eliminate the top upper right corner diagram on illustration A-5.04.
8. Incorporate the e-ticket dispenser into a traditional design motif.
9. Incorporate both traditional and modern design elements.
10. The Commission recommends a joint meeting with the design commissions involved with the project on a pre-design basis to participate in selection of the architect.

Motion: Continued to the City Council with the recommendation to adopt the Terminal Project Criteria Document (TPCD) with the suggestions and comments stated.

Action: Naylor/Suding, 8/0/0. Hsu absent.

## **5. DISCUSSION ITEM**

### **Title 24 Energy regulations in El Pueblo Viejo Landmark District**

**(3:30)**

Jaime Limón, Senior Planner/Design Review Supervisor, present.

Mr. Limon presented a brief summary of new State energy adopted regulations and requirements which may mandate that all non-residential windows be dual glazed.

Mr. Limon stated that, after conferring with State of California officials, he was told there is no prohibition of single glazed windows for non-residential construction; however, new guidelines will include the use of cool roofs on low-slope roofs and re-roofs, which may result in more white roofs.

Additionally, Mr. Limon went over new lighting requirements, exemptions, and power limits on outdoor lighting and sign uses.

The Commission either individually or collectively had the following comments, suggestions, and/or questions:

1. Asked what type of exemptions can be made for a historic district or Design District.
2. Requested clarification regarding incandescent lighting and asked if a historic district can bypass regulations.
3. Confirmed that the HLC will be looking at each project on a case by case basis.
4. Asked if the regulations apply to new or existing buildings.
5. Asked about the impact on historic buildings.
6. Asked what the standard is to determine a qualified historic building.
7. Thought a design checklist would assist with requirements.
8. Expressed concern regarding determining what constitutes a historical building.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated El Pueblo Viejo District is not a historic district and in an attempt to create a historic district, much of El Pueblo Viejo District could be broken up and separated.

**6. MISCELLANEOUS ACTION ITEM**

Approval of recommendations by the Streetlight Advisory Group for streetlight pole and fixture standards – Michael Grimes, Facilities Manager, and Tim Gaasch, Project Engineer II.

Postponed to the December 14, 2005 meeting.

**CONCEPT REVIEW - NEW****7. 429 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-211-009  
Application Number: MST2005-00726  
Owner: Joe and Lois Gonzalez, Trustees  
Applicant: Tyson Shackelford

(Proposal to install a recessed ATM into front facade of a commercial building in El Pueblo Viejo Landmark District.)

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

**(3:47)**

Ray Gonzales, Owner; and Tyson Shackelford, Applicant, present.

Public comment opened at 3:53 p.m.

Louise Boucher, local resident, stated her concern regarding a private ATM being placed on a non-financial structure and the setting of a precedent on State Street if the project is approved.

Kellem De Forest inquired as to why the applicant wants to install the ATM on the structure and thought it would be better placed around the corner and not on State Street.

Public comment closed at 3:56 p.m.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated his belief that the building at 429 State Street has been erroneously listed as a Structure of Merit and should be taken off of the Structure of Merit list.

Motion: Continued indefinitely with the following comments: 1) Identify the designer on the drawings. 2) Reconsider a design that places the ATM machine in an architectural context, although, that would not be a guarantee that the ATM would be acceptable in the location on the building. 3) Consider placing the ATM behind the door in a vestibule as an appropriate solution.

Action: LaVoie/Hausz, 9/0/0.



**CONCEPT REVIEW - CONTINUED****8. 1900 LASUEN RD**

R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2005-00490  
 Owner: Orient Express Hotels  
 Architect: Henry Lenny  
 Applicant: Tynan Group, Inc.  
 Business Name: El Encanto Hotel

(This 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 II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

**(Seventh Concept Review including revisions to the swimming pool, review of Units 5, 6, 7, 8, 9, 10, 12, 13, 20 and 21, and restoration of the historic arbor.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)**

**(4:07)**

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones, Representative for the Owner, present.

Public comment opened at 4:24 p.m.

Kellem De Forest suggested keeping the "Maxfield Parrish" pot design.

Public comment closed at 4:25 p.m.

Motion: Continued two weeks with the following comments:

**Pool:** 1) The siting of the pool is acceptable. 2) Simplify the elevator top and address the attendant's area. 3) Rethink the access pot to match the pool pot. 4) The design is generally a good design.

**Group I:**

**Buildings 5, 6, and 8:** Acceptable as presented. There are no exterior alterations except for refurbishing the buildings.

**Building 7:** The Commission is concerned with the guard rail height as it meets the existing window sill and requested it be restudied.

**Building 9:** 1) Treat the side lights different than the door. 2) Incorporate additional trim to better integrate the building with the overhead header beam.

**Building 10:** Acceptable as submitted.

**Overall comment:** Remove the sidewalk that is shown on the drawings on Alvarado Place on El Encanto side.

**Group G:**

**Building 20:** Remove the exposed conduits and floodlights from west elevation of building.

**Building 21:** Acceptable as proposed.

Action: Pujo/Rager, 9/0/0.

**REVIEW AFTER FINAL**9. **1221 ANACAPA ST**

C-2 Zone

Assessor's Parcel Number: 039-183-034  
 Application Number: MST2003-00908  
 Owner: City of Santa Barbara  
 Applicant: John Schoof  
 Architect: Henry Lenny  
 Agent: Heather Horne

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada theater building.)

**(Review After Final of door and window changes due to Title 24 Energy Regulations.)**

**(4:43)**

Henry Lenny, Architect, present.

Motion: Continued two weeks with the comment to restudy the grille work.

Action: Hausz/Naylor, 8/0/1. Suding stepped down.

**FINAL REVIEW**10. **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  
 Business Name: Chad's

(This is a Structure of Merit: "Sherman Residence." 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.)

**(Final Approval of the project is requested.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS, DEVELOPMENT PLAN APPROVAL FINDINGS, AND A VOLUNTARY LOT MERGER.)**

**(4:48)**

Dawn Sherry, Architect; and Chad Stevens, Applicant, present.

Public comment opened at 5:03 p.m.

Fermina Murray, Historian, stated the original design recommendations were compatible to the historic building and that the current proposal is not acceptable and is opposite the Historic Structures Report recommendation for a very simple barn.

Public comment closed at 5:04 p.m.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated an addendum to the Historic Structures Report can be requested if the Commission feels uncomfortable with the proposal.

Motion: Continued two weeks with the comment to simplify the project in the direction of the previously reviewed drawings.  
Action: Hausz/Rager, 8/0/1. Murray stepped down.

### **CONCEPT REVIEW - NEW**

11. **217 STATE ST** HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-042-011  
Application Number: MST2005-00754  
Owner: Young America's Foundation  
Applicant: Tricia Knight  
Architect: AFL Telecommunications  
Business Name: Reagan Ranch Visitor's Center

(This structure is on the City's Potential Historic Resource List: "Neal Hotel Building." This proposal is for the reinstallation of a wireless communication facility consisting of two sectors of antennas (two antennas each) to be located in two parapet walls (currently under construction) on the west and north sides of the building. A third sector of two antennas would be installed within a proposed new tower element with decorative spire. All antennas will be fully screened from public view. The associated equipment will be housed on the second floor inside of the existing building, which is currently under construction for additions and alterations under MST2003-00014. Approval for five of the six proposed antennas was granted under MST1996-00065; approval of this application will result in a net increase of one antenna.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, HISTORIC RESOURCE FINDINGS, AND NO VISUAL IMPACT FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(5:11)

Tricia Knight, Applicant, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated his concern and suggestion regarding researching the conditions of approval.

Motion: Continued indefinitely with the comment that the applicant is to restudy the spire.  
Action: Hsu/Hausz, 9/0/0.

### **FINAL REVIEW**

12. **1721 SANTA BARBARA ST** E-1 Zone

Assessor's Parcel Number: 027-111-005  
Application Number: MST2005-00469  
Owner: James and Sandra Echternacht  
Architect: Peter Becker

(This is on the Potential Historic Resources List (Edwards-Abraham House). The proposal includes remodeling the rear service section of the house including the removal of 73 square feet of non-original structure from each of the first and second floors and remodeling 525 square feet at the first floor and 525 square feet at the second floor, for a total remodel of 1050 square feet. A two-story addition (plus basement) is proposed for the rear of the structure including 623 square feet at the first floor, 489 square feet at the second floor, and 815 square feet at the basement level, for a total addition of 1,927 square feet. The addition also includes an 813 square foot covered porch on the first floor, and a 122 square foot covered porch and 65 square foot uncovered porch on the second floor. The proposed project will not alter the front, formal portion of the house except for a restoration of the original decorative finials, chimneys, and historic paint colors. The total habitable space of the residence after the proposed work will be 5,167 square feet with 893 square feet of covered porches and 108 square feet of uncovered porches on the first floor, and 202 square feet of covered porches and 65 square feet of uncovered porches on the second floor, all on a 12,792 square foot lot in the Upper East neighborhood.)

**(Final Approval of the project is requested.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)**

**(5:20)**

Sandra Echternacht, Owner; and Peter Becker, present.

Motion: Final approval as submitted. Historic Resource Findings: the project will not cause a substantial adverse change in the significance of an historical resource.

Action: Suding/Hsu, 7/1/1. La Voie opposed. Murray abstained.

**THE COMMISSION RECESSED FROM 5:28 P.M. TO 5:31 P.M.****CONCEPT REVIEW - NEW****13. 320 E VICTORIA ST**

R-3 Zone

Assessor's Parcel Number: 029-131-005

Application Number: MST2004-00511

Owner: Marny Randall

(This is a revised project. Proposal to retain the front, two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a two-story addition and two-car garage and driveway from E. Victoria Street to serve the main residence. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct two new residential units with attached two-car garages accessed from the public alley. The new units are proposed to be approximately 2,000 square feet each.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)**

**(5:31)**

Alexandra Cole, Architectural Historian; and Dennis Thompson, Architect, present.

Staff comment: Jake Jacobus, Urban Historian, suggested a mitigation measure be added that the existing porch be photographed before it is removed.

Motion: Continued indefinitely with the comment to restudy both the porch addition and the overall site plan for the project.

Action: Hsu/Rager, 7/0/1. Naylor stepped down.

**CONSENT CALENDAR****FINAL REVIEW****A. 432 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-212-027

Application Number: MST2005-00678

Owner: Ray Mahboob

Architect: Studio G

Business Name: Indochine

(This building is a City Structure of Merit: "Store Building." Proposal for the addition of a new 396 square foot patio and trellis at the rear of Indochine.)

**(Final Approval of the project is requested.)**

Final approval as submitted.

**\*\* MEETING ADJOURNED AT 6:18 P.M. \*\***