



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, December 14, 2005

David Gebhard Public Meeting Room: 630 Garden Street

1:31 P.M.

COMMISSION MEMBERS:

ANTHONY SPANN, Chair, Present, left at 4:20 p.m., returned at 4:35 p.m.
 VADIM HSU, Vice-Chair, Present
 STEVE HAUSZ, Present, left at 5:30 p.m., returned at 5:36 p.m.
 WILLIAM LA VOIE, Absent
 ALEX PUJO, Present
 CAREN RAGER, Present, left at 4:32 p.m., returned at 4:52 p.m.
 PHILIP SUDING, Absent
 FERMINA MURRAY, Present, left at 5:49 p.m.
 SUSETTE NAYLOR, Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW, Absent

CITY COUNCIL LIAISON:

ROGER HORTON, Present at 1:34 p.m., left at 2:01 p.m.

PLANNING COMMISSION LIAISON:

WILLIAM MAHAN, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present
 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	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 December 9, 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.)

Public comment opened at 1:31 p.m.

Louise Boucher, local resident, stated her concern that the Architectural Board of Review (ABR) is not receiving all information from Historic Structures Reports reviewed by the Historic Landmarks Commission (HLC).

In response, Jaime Limón, Senior Planner/Design Review Supervisor stated the problem has been attempted to be resolved by the determination of design review purview in the beginning stages of a project. If a property is not on the City's Potential Historic Resource List, it is subject to review by the ABR. Mr. Limón added his assurance that Jake Jacobus, Associate Planner/Urban Historian, will be involved in any project that has comments sent to the Board and, if structures are identified as historic, the project will be heard by the HLC.

Commissioner Hsu stated projects should be closely monitored to understand where the purview lies, and that Historic Landmarks Commission comments directed to the Architectural Board of Review be forwarded in a timely manner.

Commissioner Murray asked about 420 Bath Street and stated the house had a report prepared and was deemed worthy of Structure of Merit status and inquired as to the reason why the HLC did not review the project.

In response to Commissioner Murray's inquiry, Mr. Limón stated his understanding that for any project that a Historic Structure Report has been prepared, and if the HLC determines the project is potentially historic, then the HLC would have design review purview. Mr. Limón concluded he will assure coordination as the Historic Structures reports are reviewed, and if there are any comments that need to be related to the ABR, Jake Jacobus, Associate Planner/Urban Historian, will be present at that meeting.

Public comment closed at 1:36 p.m.

B. Approval of the minutes of the Historic Landmarks Commission meeting of November 30, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of November 30, 2005, with corrections.

Action: Murray/Rager, 7/0/0.

C. Consent Calendar.

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

Action: Hausz/Rager, 7/0/0.

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

1. Ms. Gantz announced the following:

a) Changes to the agenda:

1. Discussion Item – Chapala Street Design Guidelines has been postponed to the January 11, 2006 meeting at staff's request.
2. Miscellaneous Action Item – Approving recommendations by the Streetlight Advisory Group has been postponed to an undetermined date in January, 2006 at Staff's request.
3. Item No. 10, 31 E. Pedregosa Street and Item No. 14, 1221 Anacapa Street, have been postponed to the January 11, 2006 at the applicant's request.

4. The project at 1900 Lasuen which had been continued to today's meeting, which does not appear on the Agenda, has been postponed to January 11, 2006 at the applicant's request.

Motion: Postpone Chapala Street Guidelines Discussion, Item No. 10, 31 E. Pedregosa Street, and Item No 14, 1221 Anacapa Street to January 11, 2006; and Streetlight Advisory Group Miscellaneous Action Item indefinitely.

Action: Hausz/Hsu, 7/0/0.

- b) Commissioners La Voie and Suding will be absent from today's meeting.
 - c) Commissioner Rager will step down from Items No. 7 and 8, 1210 State Street.
 - d) Chair Spann will step down from Item No. 6, 116 Chapala Street.
 - e) Congratulations to Louise Boucher, who has been appointed to a four-year term on the Historic Landmarks Commission beginning January, 2006, and to Vadim Hsu, who has been reappointed to another four-year term on the Historic Landmarks Commission.
2. Commissioner Murray announced she will step down from Item No. 13, 625 Chapala Street.
 3. Vice – Chair Hsu and the Commission commended Chair Spann for his total of 12 years of service with the City of Santa Barbara as a volunteer on the Historic Landmarks Commission and the Sign Committee.

E. Subcommittee Reports.

Jaime Limón, Senior Planner/Design Review Supervisor presented the proposed Draft Lower Riviera Special Design District Design Guidelines, which have been initially crafted by the Bungalow Haven Association. Mr. Limón explained that Staff intends to develop specific Guidelines that deal with Historic Districts in order to have more regulations and assistance to property owners that identify differences between contributing and non-contributing properties. Mr. Limón requested a survey subcommittee be established in January 2006 to determine proposed historic districts to make a recommendation to City Council regarding the Lower Riviera District, the Waterfront Beach District, and the Brinkerhoff District.

Jake Jacobus, Associate Planner/Urban Historian, stated there will be one document dealing with historic resources in the City of Santa Barbara containing general guidelines which will apply to all landmarked and Structure of Merit buildings, how to handle the list of Potential Historic Resources, individual districts and characteristics of those districts.

F. Possible Ordinance Violations.

Commissioner Hausz requested an update on enforcement status of gas heaters at "Tiramisu" in Paseo Nuevo.

Jaime Limón, Senior Planner/Design Review Supervisor, answered that the enforcement case has been re-opened.

DISCUSSION ITEM

(1:54)

Options for election of 2006 Chair and Vice-Chair - Jaime Limón, Senior Planner/Design Review Supervisor.

Mr. Limón gave an overview regarding the upcoming nominations and presented an outline of options and procedures to consider during the upcoming elections. He pointed out rules and regulations and similar language used for various design review boards and reviewed past rotation procedures for appointments and re-elections of the Chair and the Vice-Chair.

HISTORIC STRUCTURES REPORT**1. 1156 N ONTARE RD**

A-1 Zone

Assessor's Parcel Number: 055-160-028
 Application Number: MST2004-00196
 Owner: Tad Smyth
 Agent: Kim Schizas
 Engineer: Flowers & Associates
 Agent: Pamela Post, Historical Consultant

(Proposal to subdivide an existing 14.77-acre lot into nine lots through a Planned Residential Development (PRD), and construct a new public road, curb, and gutter, and private driveway.)

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

(2:06)

Tim Hazeltine and Pam Post, Post/Hazeltine Associates; and Sydney Baumgartner, Landscape Architect, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, made comments regarding the project description and stated the house was determined landmark-worthy and National Register-eligible in the original Historic Structures Report. Staff has read the report and agrees with the conclusions and recommendations with one exception: the proposed adobe wall at the front of the house does not appear to be appropriate to the historic setting.

Motion: The Commission accepts the report with the condition that the proposed masonry wall at the front of the house be eliminated.

Action: Murray/Hausz, 7/0/0.

HISTORIC STRUCTURES REPORT**2. 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.)

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

(2:37)

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

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, gave comments regarding the structural issues highlighted in the report and stated that Staff has read the report and agrees with its conclusions and recommendations.

Public comment opened at 2:47 p.m.

Kellem De Forest made comments and asked questions in regards to the style alterations.

Public comment closed at 2:48 p.m.

- Motion: To accept the report with the condition that the structural reports referenced in this document be appended to the Historic Structures Report.
- Action: Hausz/Murray, 7/0/0.

CONCEPT REVIEW - NEW3. **SANTA BARBARA ST AT ORTEGA ST** ? Zone

Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2005-00770
 Owner: City of Santa Barbara
 Applicant: Tim Gaasch

(Proposal to place seven traffic signal lights and two streetlights on concrete poles at the intersection of Santa Barbara and Ortega Streets in El Pueblo Viejo.)

(2:51)

Mike Grimes, Public Works Facilities Manager; and Tim Gaasch, Project Engineer for the City of Santa Barbara, present.

Commissioner Hausz gave statements regarding subcommittee discussions pertaining to streetlight materials, post details and designs, pole locations and pole manufacturers.

Public comment opened at 2:59 p.m.

Louise Boucher, local resident, stated the proposal does not hold up current standards and she expressed concern that the proposal could set a precedent.

Public comment closed at 2:59 p.m.

Motion: Continued to the January 11, 2006 meeting with the comment to further research the proposal with the subcommittee.

Action: Rager/Naylor, 7/0/0.

CONCEPT REVIEW - NEW4. **1722 STATE ST** C-2/R-1 Zone

Assessor's Parcel Number: 027-102-021
 Application Number: MST2005-00455
 Owner: Ernest Brooks Revocable Trust
 Architect: Jan Hochhauser
 Applicant: Howard Gross, 1722 State St. Investors, LLC

(Proposal for a three story commercial mixed-use development consisting of twelve residential condominium units with approximately 10,000 square feet of commercial development. The residential units would consist of four 3-bedroom units, six 2-bedroom units, and two 1-bedroom units. In accordance with the Inclusionary Housing Ordinance, one 2-bedroom and one 1-bedroom residential unit would be affordable. Parking to accommodate 50-60 cars will be located in a subterranean parking garage. The existing 7,500 square foot commercial structure on this 28,875 square foot lot will be demolished as part of this proposal.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, MODIFICATIONS, AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

(3:09)

Jan Hochhauser, Architect; and Jay Blatter, Architect, present.

Staff comment: Steve Foley, Project Planner, gave a brief history of the proposal and Planning Commission discussion which focused on the oak trees, retaining walls, traffic impacts, green building techniques, and the positive reception regarding the possibility of mixed-use options.

Public comment opened at 3:24

Kellem De Forest, stated his concerns regarding the proposed third story building on State Street.

Public comment closed at 3:25 p.m.

Motion: Continued indefinitely with the following comments: 1) Overall, the plan is well conceived. 2) The Commission appreciates the subterranean parking. 3) The Commission appreciates the courtyard in-ground planting of the trees. 4) The elevations should be more subdued. 5) Restudy the State Street elevations to improve the pedestrian scale. 6) The Commission can accept the three story building because it is stepped back appropriately. 7) Reduce the width of garage doors as much as possible or consider two smaller openings with a post between. 8) Provide the east and courtyard elevations.

Action: Hausz/Hsu, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. **819 GARDEN ST**

C-2 Zone

Assessor's Parcel Number: 031-012-011
 Application Number: MST2005-00439
 Owner: Steven and Julie Shulem
 Architect: Michael Heacock
 Applicant: Karl Kras

(Proposal to demolish an existing 780 square foot office and construct a new four-story, 3,472 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 1,972 square foot two-bedroom unit and 1,500 square feet of office space. Four parking spaces will be provided: two on-site in a parking garage, and two on a separate parcel within 500 feet. A Zoning Modification is requested to provide less than the required 10% open space area.)

(COMMENTS ONLY: PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION TO PROVIDE LESS THAN THE REQUIRED 10% OPEN SPACE AREA.)

(3:41)

Michael Holiday, Architect; and Mark Shields, Architect, present.

Public comment opened at 4:01 p.m.

Kellem De Forest questioned how Gaudi buildings "tie into" the adjacent buildings and asked if the applicant has given thought to alternate sites for the proposal.

Louise Boucher, local resident, stated the building is "very interesting" and asked that the applicant be aware of the Zoning Ordinance which refers to the Southern Spain and Spanish Colonial style of architecture in the area.

Public comment closed at 4:03 p.m.

Motion: Continued indefinitely with the following comments: 1) Restudy the project to comply with the Historic Structures Ordinance. 2) The Commission appreciates the challenge but cannot approve something that is opposite what the Historic Structures Ordinance states. 3) The project needs to respond to the scale of the neighboring buildings and relate to the neighborhood context.

Action: Pujo/Hausz, 7/0/0.

PRELIMINARY REVIEW**6. 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.)

(REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 074-05.)

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

(4:20)

Bernard Austin, Architect; and Jerry and Gabrielle Boucher, Owners, present.

Public comment opened at 4:28 p.m. and seeing no one wished to speak, it was closed.

Motion: Final approval with the condition that the chimney cap, gutters, and porch column details are to return to the Consent Calendar.

Action: Hausz/Pujo, 6/2/1. La Voie and Suding absent. Spann stepped down.

HISTORIC STRUCTURES REPORT**7. 1210 STATE ST**

C-2 Zone

Assessor's Parcel Number: 039-183-019
 Application Number: MST2005-00323
 Owner: Granada Tower, LLC
 Architect: Brian Cearnal

(This is on the City's Potential Historic Resources list. Proposal to replace the existing exterior fire escape stairs, construct a rooftop mechanical equipment screen, add rooftop windows, and uncover, rehabilitate, and add wrought iron balcony details to 12 original windows (two windows each on six floors) on the south elevation of the Granada theatre. This project will also constitute of a change of use from 19,000 square feet of office space to 10 residential condominium units.)

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

(4:32)

Alexandra Cole, Architectural Historian; Brian Cearnal, Architect, and Diana Kelly, Architect.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, requested the word "restoration" be taken off the marquee since the project is a rehabilitation. Mr. Jacobus added that he is appreciative of the photo simulations and Staff agrees with the conclusions and recommendations of the report.

Public comment opened at 4:36 p.m. and seeing no one wished to speak, it was closed.

Motion: The Commission accepted the report as submitted.

Action: Hausz/Naylor, 5/1/1. Spann abstained. Rager stepped down.

CONCEPT REVIEW - CONTINUED**8. 1210 STATE ST**

C-2 Zone

Assessor's Parcel Number: 039-183-019
 Application Number: MST2005-00323
 Owner: Granada Tower, LLC
 Architect: Brian Cearnal

(This is on the City's Potential Historic Resources list. Proposal to replace the existing exterior fire escape stairs, construct a rooftop mechanical equipment screen, add rooftop windows, and uncover, rehabilitate, and add wrought iron balcony details to 12 original windows (two windows each on six floors) on the south elevation of the Granada theatre. This project will also constitute of a change of use from 19,000 square feet of office space to 10 residential condominium units.)

(Second Concept Review.)

(COMMENTS ONLY: PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)

(4:38)

Brian Cearnal and Diana Kelly, Architects, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated the original marquee did not have a balcony and Staff appreciates the idea of the 1924 style marquee being reconsidered. Also, Mr. Jacobus requested that a letter report be prepared to analyze and approve or disapprove any change in the roofing material.

Motion: Continued indefinitely with the following comments: 1) Study the top of the stair tower where it meets the existing structure to visually suggest that it terminates at a lower height. 2) Restudy the fenestration on the east elevation of the stair tower and at a minimum, bring the windows more toward the center and consider restudying the top windows in their proportion or location. 3) The Historian is to generate a Letter Report if the roof materials are to be altered.

Action: Hausz/Naylor, 6/0/1. Rager stepped down.

CONCEPT REVIEW - CONTINUED**9. 211 E YANONALI ST**

M-1/SP-2/SD-3 Zone

Assessor's Parcel Number: 017-630-005
 Application Number: MST2005-00645
 Owner: The Wright Partners
 Architect: Lenvik & Minor
 Agent: John Dohm

(Proposed removal of existing open yard and storage uses and construction of a two-story, 42,500 square foot commercial building on a 132,422 square foot parcel in the Coastal Zone. Parking areas will provide 136 spaces.)

(Second Concept Review.)

(PROJECT REQUIRES PLANNING COMMISSION APPROVAL OF A DEVELOPMENT PLAN, A COASTAL DEVELOPMENT PERMIT, AND MODIFICATIONS FOR PARKING AND FRONT YARD ENCROACHMENT.)

(4:52)

John Dohm, Planner; and Dave Jones, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Commission appreciates the relocation of the building to the corner to enhance the pedestrian access. 2) Restudy the site plan to bring more of the building closer to Yanonali Street. 3) Further study the architecture on all four elevations. 4) Minimize the amount of flat roof. 5) Minimize the size of the parking lot. 6) Study the effects of new Title 24 regulations and guidelines and how they will affect the design. 7) Provide photographs from locations that would have a view of the buildings. 8) Consider some underground parking. 9) Study the architectural elements to be more of a human scale. 10) Study the roof material, mechanical equipment location, and screening on top of the roof at a conceptual level.

Action: Hausz/Hsu, 7/0/0.

CONCEPT REVIEW - NEW

10. **515 DE LA VISTA AVE** R-2 Zone

Assessor's Parcel Number: 029-031-015
 Application Number: MST2005-00783
 Owner: Larry and Elizabeth Martin
 Architect: Will Rivera

(This is a contributing structure to the proposed Bungalow Haven Historic District. Proposal to construct a new raised front porch and abate ENF2005-00709 by permitting an as-built roof skylight and attached trellis at the rear of the dwelling and remove an illegal habitable space from the attic, all on a parcel located in the Lower Riviera Special Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:17)

Larry Martin, Owner, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated the house is centrally located within the proposed Bungalow Haven Historic District and the house is shown to be a major contributing structure to the proposed historic district.

Staff comment: Susan Gantz, Planning Technician, stated that Staff does not support permitting the as-built skylight due to the fact that it may encourage habitable use in a non-habitable space.

Motion: Continued indefinitely with the following comments: 1) Restudy the porch to appear less massive and consider using a traditional porch with a solid roof. 2) If the trellis design is to remain, reduce the depth of the porch to six feet instead of eight feet. 3) Make the drawings accurate and correct the elevations. 4) Restudy the rear trellis to contain more character-defining features which is more in keeping with the era of the house. 5) The flat skylight design is acceptable to the Commission.

Action: Hsu/Rager, 7/0/0.

PRELIMINARY REVIEW

11. **116 E PADRE ST** E-1 Zone

Assessor's Parcel Number: 025-321-002
 Application Number: MST2005-00259
 Owner: Jerry and Virginia McFerran
 Architect: Patrick Pouler

(Proposal to remodel an existing, two-story 1,364 square-foot residence located on a 5,250 square foot lot in the Mission Area Special Design District. The remodel will require a modification for the changes to the existing sunroom, patio, and expansion of existing doors or windows and same into the setbacks.)

(5:43)

Patrick Pouler, Designer; and Jerry McFerran, Owner, present.

Motion: Preliminary approval and an indefinite continuance to the Consent Calendar for approval of the details
 Action: Hsu/Hausz, 5/2/2. La Voie and Suding absent. Murray and Pujo opposed.

FINAL REVIEW**12. 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.)

(5:49)

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

Motion: Final approval of the project and a continuance to the January 11, 2006 Consent Calendar with the following conditions: 1) Detail 7 on A 4.1: Change gutter to five inch half round bonderized. 2) Detail 1 on A 4.1: Roof rafter shall be called out as three by material. 3) Detail 2 on A 4.1: Barge board shall be called out as a three by six. 4) Detail 5 on A 4.1: Chimney cap detail to be specific to the chimney component specified and not generic. 5) All exposed metal features that are galvanized are to be bonderized. 6) Color board and light fixtures are approved as submitted. 7) Historic Structures Findings: The project will not be a detriment to the historic resource on the site. 8) One Commissioner felt that the roofing as specified was not acceptable.

Action: Pujó/Hsu, 4/2/1. Naylor, Hausz opposed. Murray stepped down.

Staff comment: Susan Gantz, Planning Technician, read the Development Plan Approval Findings into the record as follows: Proposed development complies with all provisions of the Zoning Ordinance; is consistent with the principles of sound community planning; will not have a significant adverse impact on the neighborhood's aesthetics or character in that the size, bulk, and scale of the development will be compatible with the neighborhood; will not have a significant unmitigated adverse impact upon City and south coast affordable housing stock; will not have significant adverse impact on the City's water resources or on the City's traffic; and resources will be available and traffic improvements will be in place at the time of project occupancy.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 721 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-082-006
 Application Number: MST2002-00405
 Owner: Chadwick Pacific, LP
 Architect: Peikert Group Architects
 Applicant: Bermant Development Company

(Proposal to demolish an existing 9,788 square foot commercial building and six residential units totaling 2,700 square feet, and to construct 9,788 square feet of commercial space, 29 residential units (including 12 bonus density units) totaling 43,357 square feet, and a 25,533 square foot on-grade parking structure.)

(Review After Final of revised flashing detail.)

Final approval of the Review After Final as submitted with the suggestion that the length of the vertical leg of the flashing detail be reduced, if possible.

REVIEW AFTER FINAL**B. 210 E FIGUEROA ST**

R-O Zone

Assessor's Parcel Number: 029-212-029
Application Number: MST2002-00803
Owner: Mark Cornwall
Architect: Everett Woody

(Revised proposal to construct a 9,077 square foot three-story residential building on an 8,904 square foot lot. Revisions to the previously approved project include the elimination of the commercial square footage, the addition of a fourth residential unit with eight covered parking spaces, and that the four residential units are now proposed to be condominiums. The existing 1,650 square foot, one-story commercial building is proposed to be demolished. Planning Commission approval of Tentative Subdivision Map and Modifications are requested.)

(Review After Final of changes to rear windows and gutter details.)

Final approval of the Review After Final of window changes only. Gutter and downspout changes are not approved at this time.

FINAL REVIEW**C. 1201 ANACAPA ST**

C-2 Zone

Assessor's Parcel Number: 039-183-035
Application Number: MST2005-00169
Owner: 1201 Anacapa Partners
Applicant: Phil Suding
Architect: Rob Maday

(This is a revised project. Proposal to enlarge an existing window opening to accommodate a new pair of double doors opening onto the Granada Garage Plaza Paseo. Also proposed is new landscaping on the south side of the building.)

(Final approval is requested.)

Final approval as submitted.

NEW ITEM**D. 932 DE LA VINA ST**

C-2 Zone

Assessor's Parcel Number: 039-313-001
Application Number: MST2005-00715
Owner: Double P, LLC
Applicant: Pcjl Inc.
Business Name: Jiffy Lube

(To abate ENF2005-00210. Proposal to add a 64 square foot detached vinyl gazebo next to main building for customer waiting area. Roofing material is proposed to match existing main building.)

Continued to the January 11, 2006 meeting for redesign.

**** MEETING ADJOURNED AT 6:21 P.M. ****