



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 25, 2006

David Gebhard Public Meeting Room: 630 Garden Street

1:35 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, Chair, Present, left at 4:57 p.m., returned at 5:05 p.m.

WILLIAM LA VOIE, Vice-Chair, Absent

LOUISE BOUCHER, Present

STEVE HAUSZ, Present

VADIM HSU, Absent

ALEX PUJO, Present

CAREN RAGER, Present

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 II, Absent

SUZANNE JOHNSTON, Planning Technician II, Present

KATHLEEN GOO, Acting Recording Secretary, Present

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST

(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)

CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised</u>.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

- ** 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 January 20, 2006 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.

Kellam De Forest, local resident, spoke on the topic of run-down historic properties which owners are reluctant to do anything about and reported that the historically gothic property at 710 Anacapa Street is now listed for sale, and still has not been made a landmark by the current owners despite past effort by the Historic Landmarks Commission. Mr. Jacobus reported that he has received numerous phone calls regarding said house, but it is located on property valued at a million and a half dollars and is currently under consideration for demolition since it has both termite and water damage. Mr. Jacobus also reported that he is currently working on convincing the owners on the value of keeping the original front portion of the house or offering that portion for relocation to another site.

Public comment closed at 1:36 p.m.

B. Approval of the minutes of the Historic Landmarks Commission meeting of January 11, 2006.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of January 11, 2006, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Commissioner Hausz.

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

Chair Suding stepped down on Item F.

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

Ms. Johnston announced the following changes to the agenda:

1. Commissioner La Voie will be absent today.

2. Changes to the agenda:

- a) From the Consent agenda, Item M, "00 Block of W. De La Guerra Street," has been referred at Staff's request from Consent to the Full Board for approximately 2:40 p.m.
- b) Item 6, Santa Barbara and Ortega Street intersection improvements, has been postponed to the meeting on February 8, 2006 at the applicant's request.
- c) Item 16, 523 Chapala Street, and Item 17, 819 Garden Street, have been postponed to the meeting on February 8, 2006 at the applicants' request.
- d) Item 5, 1221 Anacapa Street, has been continued to February 8, 2006 at the applicant's request.

3. Commission members stepping down from items on the agenda:

- a) Commissioner Naylor will be stepping down from Item 11.
- b) Commissioner Rager will be stepping down from Items 9 and 10.
- c) Commissioner Murray will be stepping down from Item 15.

Motion: Approval of changes to the agenda.

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

E. Subcommittee Reports.

Commissioner Naylor reported attendance at the scheduled Arts Advisory meeting last week where Item 3 was discussed and received unanimous approval in support.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. 500 FOWLER A-F/SD-3 Zone
 Assessor's Parcel Number: 073-450-003
 Application Number: MST2003-00344
 Owner: City of Santa Barbara
 Applicant: Owen Thomas

(The project involves construction of two 1,000-foot long Runway Safety Areas (RSAs) and extension of Taxiway A and construction of new Taxiway M and other taxiway improvements at the City Airport. To construct RSAs, Runway 7-25 must be relocated 800 feet to the west and Carneros and Tecolotito Creeks must be rerouted.)

(Review of Phase II Research Design Report prepared by Reid Farmer of URS Corporation.)

(1:44)

Laurie Owens, Project Planner for the City of Santa Barbara/Airport, and Ray Farmer, Chief Archaeologist, present.

Motion: The Commission accepts this Phase II report with Dr. Glassow's conclusions and recommendations that the survey results were negative for any additional cultural resources and Environmental Analyst Michael Berman's two comments: 1) the report refers to a drawing of the location of proposed testing as Figure 6 and he believes it should be re-labeled as Figure 5. 2) When referring to Figure 5, the report indicates that excavations would occur on four axes, but there are potentially eight axes shown as dotted lines. The graphic should be clarified to more clearly show where the axes referred to are located.

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

ARCHAEOLOGY REPORT

2. 312 RANCHERIA ST R-4 Zone
 Assessor's Parcel Number: 037-231-010
 Application Number: MST2005-00634
 Owner: John H Gill, Living Trust
 Architect: Peter Hunt

(This is a pre-application review. Proposal to demolish the existing two dwellings on site totaling 2,600 square feet and construct five two-story attached condominiums with four two-bedroom units and one one-bedroom unit consisting of 6,036 square feet of living area, 1,052 square feet of porch/balcony area, and 10 covered parking spaces, for a total of 2,142 square feet of garage area. One hundred cubic yards of grading is proposed.)

(Review of Phase I Archaeological Resources Report prepared by Heather Macfarlane, Macfarlane Archaeological Consultants.)

(1:47)

Heather MacFarlane, Archaeologist for Macfarlane Archaeological Consultants, present.

Motion: The Commission accepts the report with Dr. Glassow's conclusions and recommendations that, since there is a low to moderate potential for the project to result in impacts to an as yet unidentified historic archaeological resource in the form of a

residential trash pit, the six required mitigation procedures found on page 10 of the report are to be implemented. The record should reflect that City street files were consulted and nothing was found.

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

CONCEPT REVIEW - NEW

3. 1200 BLOCK STATE

Assessor's Parcel Number: 99-MS-C-ART
 Application Number: MST2006-00037
 Owner: City of Santa Barbara
 Applicant: Mauricio Gomez

(Proposed installation of eight Fiberglas steelhead trout sculptures at eight sidewalk locations beginning at State and Victoria Streets and terminating at State and Cota Streets. The sculptures will be on display from mid-February through April.)

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

(1:51)

Patrick Davis, Director, and Ginny Brush, Visual Arts Coordinator for the County Arts Commission, and Mauricio Gomez, of the Community Environmental Council, present.

Public comment opened at 2:01 p.m.

Kellam De Forest questioned how strong and sturdy the sculptures will be since there might be a safety issue regarding children wanting to climb them and was reassured that the sculptures would be mounted well above head-height.

Public comment closed at 2:03 p.m.

Motion: Preliminary approval and continued two weeks for final on Consent with the following comments: 1) The Commission is pleased to see artwork back on State Street. 2) The sculpture poles shall be painted malaga green. 3) Restudy the verbiage and place serif font on the placard to reduce the appearance of advertising. 4) The mounting of the placard shall be to the pole with screws and frame, as opposed to brackets.

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

PRELIMINARY REVIEW

4. 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.)

(Preliminary Approval is requested for Groups C, D, E, G, H, I, and K.)

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

(2:12)

Henry Lenny, Architect, and Alexandra Cole, Architectural Historian, present.

Public comment opened at 2:29 p.m. and, as no one wished to speak, closed at 2:30 p.m.

Motion: Preliminary approval of Groups C, D, E, G, H, I, and K, and continued two weeks with the following comments: 1) The restoration plan of the arbor shall return for in-progress reviews. 2) Trim the wisteria plants on the arbor, possibly when dormant to retain the plantings as much as possible. 3) To restudy the roof of the elevator tower at the pool area. 4) To correct the pool location on all of the plans. 5) The Architectural Historian shall prepare reports stating no negative impacts to historical structures.

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

REVIEW AFTER FINAL

5. 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.)

THIS ITEM WAS POSTPONED AND RESCHEDULED TO THE FEB. 8, 2006 MEETING AT THE APPLICANT'S REQUEST.

CONCEPT REVIEW - CONTINUED

6. SANTA BARBARA ST AT ORTEGA ST ? Zone

Assessor's Parcel Number: 099-MS-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.)

(Third Concept Review.)

THIS ITEM WAS POSTPONED AND RESCHEDULED TO THE FEB. 8, 2006 MEETING AT THE APPLICANT'S REQUEST, THEN REPLACED ON THE AGENDA WITH CONSENT ITEM M: 00 W DE LA GUERRA.

CONCEPT REVIEW - NEW

6. 00 W DE LA GUERRA ST

Assessor's Parcel Number: 037-400-0RW
 Application Number: MST2006-00035
 Owner: City of Santa Barbara
 Agent: Conceptual Motion
 Engineer: Penfield & Smith Engineers, Inc.

(Proposal for improvements at the intersections of Chapala and De la Guerra Streets and Chapala and Gutierrez Streets. The intersection at Chapala and De la Guerra Streets will provide a bulb-out at the northwest corner and 24"x 24" scored sandstone-colored concrete (Sombrero Buff) to replace the existing concrete and concrete along the rear entry to the Paseo Nuevo mall. New accessible ramps will be installed as well as additional landscaping. The intersection at Chapala and Gutierrez Streets will provide new bulb-outs at the north, south, and east corners, and 24"x 24" scored sandstone-colored concrete (Sombrero Buff) will replace existing paving. New accessible ramps will be installed as well as additional landscaping. New brick paver crosswalks will be added at both intersections for all crossings. Resurfacing of streets will occur directly surrounding areas of work.)

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

(2:46)

Lou Lazarine, Redevelopment Specialist for the City of Santa Barbara, Derek Rapp for Penfield & Smith Engineers, Inc., and Josh Monroe for Earthform Design, present.

Public comment opened at 2:50 p.m.

Kellam De Forest suggested another street tree be found for shade purposes instead of the proposed jacaranda trees which go seasonally dormant for part of the year.

A summary portion of an emailed letter from Cars Are Basic, Inc. was read by Chair Suding: "...Bulbouts significantly interfere with the turn radius of cars and trucks entering and leaving a street, they force bicycle traffic into lanes specifically intended for motor vehicles and as such are dangerous for bikers, and will have significant impacts on "peak flow" of storm waters during events similar to an El Nino." Chair Suding responded that, while some valid points were mentioned in the email addressed to all Commission members, the purview of this Commission is to review aesthetic items that do not have anything to do with the subject matter of the letter.

Public comment closed at 2:53 p.m.

Motion: Final approval with the following comments: 1) Add an additional shade tree at the northeast corner adjacent to the California Pizza Kitchen restaurant. 2) Continue the brick at the crosswalk to the flow line at the gutter.

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

CONCEPT REVIEW - NEW

7. 113 HARBOR WAY HC/SD-3 Zone
 Assessor's Parcel Number: 045-250-004
 Application Number: MST2006-00005
 Owner: City of Santa Barbara
 Applicant: Karl Treiberg, Waterfront Facilities Mgr
 Designer: Avian Flyaway, Inc.

(This is a City Landmark. Proposal to install electrical bird deterrent system along roof ridges and apex for health and safety purposes.)

PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

(3:02)

Karl Treiberg, Waterfront Facilities Manager, present.

Public Comment was opened at 3:08 p.m. and, as no one wished to speak, closed at 3:09 p.m.

Motion: Continued two weeks to the Full Board Commission with the following comments:
 1) The proposed system, as obtrusive as it appears, is still acceptable to the Commission.
 2) Any additional wires would need the approval of the Commission. 3) The Commission is to review and approve the installation technique on the historic building of the Waterfront Center. 4) Applicant shall bring material samples for the Commission for review at the next meeting on February 8, 2006. 5) Historic Resource Findings need to be made prior to final approval. 6) The Commissioners are requested to make a drive-by site visit of the Sea Center on Stearns Wharf to view the installation of the same type of bird deterrent system.

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

CONCEPT REVIEW - NEW

8. 00 W CABRILLO BLVD P-R/SD-3 Zone
 Assessor's Parcel Number: 033-120-ORW
 Application Number: MST2004-00878
 Owner: City of Santa Barbara
 Landscape Architect: David Black
 Agent: Hal Hill, Project Mgr II

(Proposed replacement of the Cabrillo Boulevard vehicular and pedestrian bridge over Mission Creek. The new bridge will be 131 feet long by 110 feet wide and will carry the same five lanes of traffic and pedestrian traffic that the existing bridge carries. The sidewalk on the north side will be six feet wide and the sidewalk on the south side will vary from 11 feet to 14.5 feet wide. The new multi-use trail bridge will be 20 feet wide. Banks of lower Mission Creek are to be reconstructed to allow for passage of the 20-year storm, and this project will construct the portion of the Lower Mission Creek Project from Cabrillo Blvd. to State Street in accordance with the Lower Mission Creek EIR/EIS. Grading will include 490 cubic yards of cut.)

(ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT REQUIRED.)

(3:19)

Hal Hill, Project Manager for the City of Santa Barbara, David Black, Landscape Architect, and Md. Wahiduzzaman, Bengal Engineering, present.

Public comment opened at 3:42 p.m.

C.K. Fleming, local resident, presented a drawing of a skate park in the general area of the project, and Chair Suding stated that, although appreciated by this Commission, the topic which she wished to discuss was well outside the scope of the present project under discussion, and that her comments and presented drawing should be submitted to the appropriate staff of the Park and Recreation Commission of the City of Santa Barbara.

Virginia Castagnola-Hunter, local resident, appreciated the sensitivity which the Commission has brought to the issue, and commented that both the proposed bridge and the stone bridge at State Street and Cabrillo Boulevard are aesthetically two very different concepts. She would like the Commission to consider a way of tying the two concepts more cohesively as a whole, and if the Commission could find a way for the creek water to flow more easily thereby alleviating the aesthetically unappealing appearance and health hazard of the creek. Mr. Hill briefly responded that the aesthetically unappealing appearance of the lagoon under the bridge is caused by the algae, which acts as protection from predators for the environmentally protected Tidewater Gobi fish, which they are endeavoring to protect during construction. Mr. Hill went on to clarify that any free-flowing opening of the creek to the ocean would destroy that natural protective habitat.

Public comment closed at 3:49 p.m.

Motion: Continued indefinitely with the following comments: 1) Restudy the State Street and Cabrillo Boulevard bridge transition and layout for more compatibility, including the iron rail. 2) Continue to work on the design of the Type A rail for a more historical match to the 1927 rail. 3) Study the interface detail of the new 1927 pilaster and rail interface. 5) Study terminating the two bridge rails on the south side of Cabrillo Boulevard in the same location.

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

CONCEPT REVIEW - CONTINUED

- 9. 2300 GARDEN ST E-1 Zone
 Assessor's Parcel Number: 025-140-018
 Application Number: MST2005-00812
 Owner: SRS Garden SRS Garden Street, LLC
 Applicant: Mary Rose & Association
 Architect: Machin & Mead

(The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposed changes to occur to the Gymnasium and Chapel. Interior work: seismic strengthening and upgrades for life safety consisting of a new elevator, fire sprinkler system, and accessibility upgrades including drinking fountains and signs. Exterior work: like-for-like replacement of the arcade stairs, new accessibility handrails, three new rooftop penetrations for exhaust vents at the Gymnasium, and a new switchgear box to house electrical service upgrade for the entire campus to be located on the west side of the Chapel in an existing niche.)

(Second Concept Review.)

(3:55)

Mary Rose, Applicant, Alexandra Cole, Architectural Historian, and George Machin, Architect for Machin & Mead, present.

Public comment opened at 4:10 p.m. and, as no one wished to speak, closed at 4:11 p.m.

Motion: Continued two weeks with the following comments: 1) The proposed roof vents shall be made of all copper. 2) The switch gear niche is acceptable as proposed. 3) Resolve the Code issues regarding stair handrails and return with a final proposal.

Action: Hausz/Boucher, 5/0/0 (Rager, and Naylor stepped down).

PRELIMINARY REVIEW

10. 1156 N ONTARE RD A-1 Zone

Assessor's Parcel Number: 055-160-028
 Application Number: MST2005-00425
 Owner: Wynpac IV, LLC
 Contractor: Macaluso Pools
 Landscape Architect: Sydney Baumgartner
 Applicant: Scott Menzel

(Proposal for a 267 square foot master bathroom addition, swimming pool, spa, a 1,140 square foot pool cabana and related pool equipment, landscaping, and landscape lighting. The existing 2,324 square foot single-family residence and 1,274 square foot detached garage is located on a 14.42 acre lot in the Hillside Design District. Fifty cubic yards of grading is proposed.)

(The Historic Structures/Sites Report determined that the structure is eligible for City Landmark designation. Preliminary Approval is requested.)

(4:19)

Sydney Baumgartner, Landscape Architect, and Sophie Calvin, present.

Public comment opened at 4:33 p.m. and, as no one wished to speak, closed at 4:34 p.m.

Motion: Continued two weeks for the Architecture with the following comments: 1) Provide an overall site plan on a single sheet of paper. 2) Addition to the main residence shall be board and batt. 3) The offset between the existing and the proposed addition at the main residence shall be four inches or more. 4) Genuine sandstone shall be used on the cabana. 5) Provide section and elevation relationships between the cabana and the main house. 6) Restudy the configuration for the design of the storage doors on the north elevation of the cabana. 7) At least two Commissioners felt the cabana should be more subordinate to the main house. 8) Add planting to the north elevation of the cabana. 9) The applicant shall confer with historian on the type of roof to be used at the main residence addition. 10) Preliminary approval of landscape granted.

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

CONCEPT REVIEW - CONTINUED

- 11. 320 E VICTORIA ST R-3 Zone
 Assessor's Parcel Number: 029-131-005
 Application Number: MST2004-00511
 Owner: Marny Randall
 Architect: Dennis Thompson

(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.)

(Second Concept Review.)

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

(4:57)

Marny Randall, Owner, Dennis Thompson, Architect, Alexandra Cole, Architectural Historian, present.

Public comment opened at 5:02 p.m. and, as no one wished to speak, closed at 5:03 p.m.

Motion: Continued indefinitely with the following comments: 1) The Commission agrees with the general direction of project. 2) The sun room and entry porch are acceptable as presented, but the detailing should be refined to integrate the whole composition in a more unified way to match the style of the house.

Action: Pujo/Suding, 6/0/0 (Naylor stepped down).

THE COMMISSION RECESSED FROM 5:20 P.M. TO 5:35 P.M.

CONCEPT REVIEW - CONTINUED

- 12. 211 CASTILLO ST R-4/SD-3 Zone
 Assessor's Parcel Number: 033-022-009
 Application Number: MST2005-00277
 Owner: Charles B Butler
 Applicant: Jan Hochhauser

(This is a revised project. Concept Review for a proposal to demolish one existing single-family residence and construct seven 3-story condominiums including three, 3-bedroom units, two, 2-bedroom units, one, 1-bedroom unit, and one studio, with 13 residential parking spaces and one guest parking space, all on a 17,050 square foot lot.)

(Second Concept Review for continued comments on size, bulk, and scale of the proposed project.)

(COMMENTS ONLY; PROJECT REQUIRES ZONING COMPLIANCE REVIEW, ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP.)

(5:36)

Charles B Butler, Owner and Applicant, and Jan Hochhauser, Architect, present.

Public comment opened at 5:43 p.m.

Kellam De Forest expressed concern regarding the loss of views from Pershing Park through the construction of the proposed 3-story building in consideration of the Planning Commission’s Visionary Plan supporting the retention of mountain views.

Public comment closed at 5:45 p.m.

Motion: Continued indefinitely (with generally favorably review) to the Planning Commission with the following comments: 1) Provide a view study on the impact of the project from Pershing Park toward the mountains. 2) The Commission feels the project has improved considerably over the previous proposal. 3) Study the elevations, making them more fluid and less formal and less stacking of the windows and fenestration with subtle changes. 4) Address treatment of garage openings which are deemed important. 4) The fenestration should be kept traditional. 5) At least one commissioner felt it important that there be a study to review breaking up the buildings to avoid the appearance of one big building.

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

CONCEPT REVIEW - CONTINUED

- 13. 803 STATE ST C-2 Zone
 - Assessor's Parcel Number: 037-400-012
 - Application Number: MST2005-00830
 - Owner: ESJ Centers
 - Applicant: Christine Pierron
 - Architect: Christine Pierron
 - Business Name: Juicy Couture (Left At Albuquerque)

(Proposed storefront alterations including window and door changes, signage, and the removal of existing awnings and light fixtures.)

(Second Concept Review.)

(5:59)

Christine Pierron, Architect, and Michelle Christianson, present.

Public comment opened at 6:06 p.m. and, as no one wished to speak, closed at 6:07 p.m.

Motion: Continued two weeks with the following comments: 1) At least three members of the Commission felt that the doors should be swinging doors instead of sliding doors. 2) Signage is to be referred to the Sign Committee. 3) At least two members of the Commission felt that the side entrance is unacceptable for handicap accessibility. 4) Terrazzo as a paving material is unacceptable on the exterior of the building. 5) More detailed information should be provided. 6) Restudy the fenestration of the side entrance.

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

CONCEPT REVIEW - CONTINUED

14. 727 STATE ST A C-2 Zone

Assessor's Parcel Number: 037-400-015
 Application Number: MST2005-00832
 Owner: Redevelopment Agency/Santa Barbara
 Business Name: Rip Curl (Three Dog Bakery)
 Agent: Glen Morris

(Proposal for a storefront alteration consisting of the replacement of existing tile, refinished wood detailing, and door pull replacement.)

(Second Concept Review.)

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

(6:11)

THIS ITEM WAS POSTPONED TO THE SCHEDULED FEB. 8, 2006 MEETING AT THE APPLICANT'S REQUEST.

REVIEW AFTER FINAL

15. 2121 GARDEN ST E-1 Zone

(6:12) Assessor's Parcel Number: 025-252-003
 Application Number: MST2003-00748
 Owner: Steve & Tamar Handleman
 Designer: Steve Handelman

(This structure is on the City's List of Potential Resources for Designation. Proposal for a new 660 square foot detached three-car garage, driveway, hedge, and garden improvements on a 25,464 square foot lot located in the Mission Area Special Design District. The proposal includes converting the existing two-car garage into an accessory space, some landscape plan changes, revised paving, and the removal of the existing driveway. Abatement of existing violations and re-roofing are being processed under a separate application.)

(Review After Final of as-built improvements including landscape, hardscape, stone wall, and trash enclosure. Modifications are required for encroachment into the front and interior yard setbacks.)

(6:12)

Steve Handleman, Owner and Designer, present.

Public comment opened at 6:23 p.m. and, as no one wished to speak, closed at 6:24 p.m.

Motion: Continued indefinitely to the Modification Hearing Officer with the understanding the Commission will support the project as presented.

Action: Hausz/Pujo, 2/4/0, (Murray stepped down; Naylor, Rager, Suding, and Boucher, opposed)
 Motion failed.

Amended

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments:
 1) Commission approves the stone wall and fountain base as-builts, but is not in favor of the as-built trash enclosure nor the as-built arbor bench.

Action: Pujo/Hausz, 4/2/0 (Murray stepped down; Suding, and Naylor, opposed).

PRELIMINARY REVIEW

16. 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 17,281 s.f. and the commercial units are 1,218 and 1,334 net square feet each, for a total of 2,552 square feet.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 001-06.)

THIS ITEM WAS POSTPONED TO THE FEB. 8, 2006 MEETING AT THE APPLICANT'S REQUEST.

CONCEPT REVIEW - CONTINUED

17. 819 GARDEN ST C-2 Zone

Assessor's Parcel Number: 031-012-011
Application Number: MST2005-00439
Owner: Steven E. & Julie E Shulem, Revocable Trust
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 net 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.)

(Second Concept Review.)

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

THIS ITEM WAS POSTPONED AND RESCHEDULED TO THE FEB. 8, 2006 MEETING AT THE APPLICANT'S REQUEST.

CONSENT CALENDAR**NEW ITEM**

- A. **200 E CARRILLO ST** C-2 Zone
 Assessor's Parcel Number: 029-292-025
 Application Number: MST2006-00017
 Owner: Joe A Freitas & Sons
 Architect: Edwards - Pitman Architects
 Contractor: Marek Construction
 (Proposal to install four new windows on an existing 26,663 square foot commercial building located on a 45,885 square foot lot in El Pueblo Viejo Landmark District.)

Final approval with the following condition that if anything other than clear glass or Low E glass is required (by Building & Safety Division) then the item shall be referred back to the Consent Calendar for approval.

FINAL REVIEW

- B. **116 CHAPALA ST** R-4/SD-3 Zone
 Assessor's Parcel Number: 033-074-010
 Application Number: MST2005-00180
 Owner: Jerome H P Jr. & Gabrielle L Boucher
 Applicant: Harrison Design Assoc.
 Agent: Harrison Design Assoc.
 (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.)

(Final Review of chimney cap, gutter, and porch column details.)

Final approval as submitted with the following conditions: 1) Gutters, if used, shall be of 5-inch metal, 1/2-inch round. 2) The chimney cap shall be painted in a dark color.

REVIEW AFTER FINAL

- C. **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 gutters and downspouts.)

Final approval as submitted of the Review After Final.

REVIEW AFTER FINAL

D. 1014 GARDEN ST C-2/R-3 Zone

Assessor's Parcel Number: 029-221-026
 Application Number: MST2002-00806
 Owner: Las Villas De Los Jardines, LLC
 Architect: Gil Garcia

(Proposal to demolish an existing 1,072 square foot single-family residence and to construct a 5,379 square foot, two unit, three-story condominium on a 5,075 square foot lot. The first floor would consist of a four-car parking garage while the second and third floors would contain the habitable living areas.)

(Review After Final of changes to gutters and downspouts.)

Final approval as submitted of the Review After Final.

NEW ITEM

E. 801 PASEO NUEVO C-2 Zone

Assessor's Parcel Number: 037-400-002
 Application Number: MST2006-00025
 Owner: City of Santa Barbara/Redevelopment Agency
 Applicant: Paseo Nuevo Mall
 Agent: Glen Morris
 Business Name: Bath & Body Works (Formerly Accents)

(Proposal to change the paint color of an existing wood door and storefront framing system at the relocated Bath & Body Works retail store from blue to white.)

Continued two weeks to Consent Calendar with the following comments: 1) The diagonal brace that supports the canopy may be either mounted to the face of the building or to the underside of the arch, but both canopies shall have the same mounting. 2) The color of the storefront needs to be an accent color and not the same as the body color. Applicant is to return with a new color.

NEW ITEM

F. 1201 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 039-183-035
 Application Number: MST2006-00030
 Owner: 1201 Anacapa Partners
 Business Name: Coffee Cat
 Architect: Peikert Group Architects
 Applicant: City of Santa Barbara/Housing & Redevelopment

(Proposal to relocate three HVAC condensing units from 1201 Anacapa Street to a public plaza. The units are proposed to be screened with a new concrete masonry screening wall.)

Preliminary approval of the location of the HVAC units, and continued two weeks to the Consent Calendar with the following comments: 1) Preliminary approval as to the location of the HVAC units and Option 1A of the elevation is preferred, with the suggestion of tile insert only, with no fountain. 2) Provide working drawings showing sound attenuation details.

FINAL REVIEW

G. CITYWIDE

? Zone

Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2006-00020
 Owner: City of Santa Barbara
 (Chapala Street Design Guidelines.)

(Final approval of sidewalk specifications is requested.)

Final approval, and continued two weeks to the Consent Calendar for applicant to finalize the specific language.

REVIEW AFTER FINAL

H. 29 STATE ST

HRC-2/SD-3 Zone

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

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

(Review After Final of modifications to south and west exterior elevations at exterior stair.)

Final approval as submitted of the Review After Final.

REVIEW AFTER FINAL

I. 740 STATE ST

C-2 Zone

Assessor's Parcel Number: 037-092-001
 Application Number: MST2005-00646
 Owner: Atlantico Inc
 Architect: Burnell & Jewett Architects
 Business Name: Peace Store

(This is on the California Inventory of Historic Resources and is on the City's Potential Historic Resources List: "La Placita Building, a.k.a. McKay-Bothin Building." Proposal to remodel the front entry facade of an existing commercial building.)

(Review After Final of alteration to front entry door.)

Final approval as submitted of the Review After Final.

NEW ITEM**J. 607 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-131-021
 Application Number: MST2006-00039
 Owner: Pierce Partners
 Architect: Doug Reeves

(Proposal to revise a front entry to comply with ADA requirements.)

Final approval with the following comments, and return in two weeks to Consent Calendar for door and door hardware: 1) Final approval of the brick pavers to replace the floor tile. 2) Ceramic tile repair to bulkhead with the door continued two weeks to Consent Calendar. 3) The door is to be wood and of a design appropriate to EPV and shall have appropriate door hardware.

REVIEW AFTER FINAL**K. 416 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-212-023
 Application Number: MST2004-00462
 Owner: Hughes Kim & Cynthia Community Property Trust 5-
 Business Name: Sharkeez
 Designer: Josh Blumer

(This is a revised project description: Proposal to relocate an as-built free-standing refrigeration unit to the rear of the existing building and review an as-built storage/office space converted from an existing carport. Project will also abate other zoning violations including unpermitted outdoor speakers, lighting, televisions, heaters, wall hangings/pictures, outdoor furniture, and broiler. Unapproved signage to be submitted and reviewed under a separate permit.)

(Review After Final of reconfiguration of rear storage building and parking layout.)

Final approval of the Review After Final with the following conditions: 1) Final approval of the previously approved carport to return to use as a carport with the condition that the exposed conduit and light fixture on the rear of the building are to be removed or returned to Consent Calendar for approval.

NEW ITEM**L. 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 three AC condenser unit enclosures.)

Continued indefinitely to Consent Calendar with the following comments: 1) The individual HVAC units as presented are unacceptable. 2) The applicant is to explore other options.

NEW ITEM**M. 00 W DE LA GUERRA ST**

Assessor's Parcel Number: 037-400-0RW
Application Number: MST2006-00035
Owner: City of Santa Barbara
Agent: Conceptual Motion
Engineer: Penfield & Smith Engineers, Inc.

(Proposal for improvements at the intersections of Chapala and De la Guerra Streets and Chapala and Gutierrez Streets. The intersection at Chapala and De la Guerra Streets will provide a bulb-out at the northwest corner and 24"x 24" scored sandstone-colored concrete (Sombrero Buff) to replace the existing concrete and concrete along the rear entry to the Paseo Nuevo mall. New accessible ramps will be installed as well as additional landscaping. The intersection at Chapala and Gutierrez Streets will provide new bulb-outs at the north, south, and east corners, and 24"x 24" scored sandstone-colored concrete (Sombrero Buff) will replace existing paving. New accessible ramps will be installed as well as additional landscaping. New brick paver crosswalks will be added at both intersections for all crossings. Resurfacing of streets will occur directly surrounding areas of work.)

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

Continued to the Full Board meeting.

**** MEETING ADJOURNED AT 6:46 P.M. ****